JS 44 (Rev. 06/17)

CIVIL COVER SHEET

The JS 44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON NEXT PAGE OF THIS FORM.)

purpose of miniating the erri a	ocket sheet: (BBB 1181160	TIONS ON NEXT TRICE OF	1111010		-	
I. (a) PLAINTIFFS	4			DEFENDANTS		
Purvi, LLC t/a The Lincol	n Motel			National Fire & Ma	rine Insurance Compa	any
(b) County of Residence of (E.	of First Listed Plaintiff <u>E</u> XCEPT IN U.S. PLAINTIFF CA	Bucks, PA (SES)		NOTE: IN LAND CO	of First Listed Defendant (IN U.S. PLAINTIFF CASE.) ONDEMNATION CASES, USE OF LAND INVOLVED.	· · · · · · · · · · · · · · · · · · ·
Anthony DiUlio, Esq. (La One Penn Center, Suite Philadelphia, PA 19103	1270 1617 John F.			Attomeys (If Known) Bryan M. Shay, Es Four Penn Center, Philadelphia, PA 1	q. (Post & Schell, P.C 13th Fl. 1600 John F 9103 (215) 587-118	F. Kennedy Blvd.
II. BASIS OF JURISDI	CTION (Place an "X" in C	ne Box Only)		TIZENSHIP OF P	RINCIPAL PARTIE	S (Place an "X" in One Box for Plaintiff and One Box for Defendant)
□ 1 U.S. Government Plaintiff	☐ 3 Federal Question (U.S. Government)	Not a Party)	·	en of This State		
☐ 2 U.S. Government Defendant	■ 4 Diversity (Indicate Citizensh	ip of Parties in Item III)	Citize	en of Another State		nd Principal Place
				en or Subject of a reign Country	3 □ 3 Foreign Nation	
IV. NATURE OF SUIT			1 70	N. PRINCE IN THE PROPERTY OF T		e of Suit Code Descriptions.
CONTRACT	PERSONAL INJURY 310 Airplane 315 Airplane Product Liability 320 Assault, Libel & Slander 330 Federal Employers' Liability 340 Marine 345 Marine Product Liability 350 Motor Vehicle Product Liability 360 Other Personal Injury 360 Personal Injury - Medical Malpractice CIVIL RIGHTS 440 Other Civil Rights 441 Voting 442 Employment 443 Housing/ Accommodations	PERSONAL INJURY 365 Personal Injury - Product Liability 367 Health Care/ Pharmaceutical Personal Injury Product Liability 368 Asbestos Personal Injury Product Liability PERSONAL PROPER' 370 Other Personal 371 Truth in Lending 380 Other Personal Property Damage 385 Property Damage 385 Property Damage Product Liability PRISONER PETITION Habeas Corpus: 463 Alien Detainee 510 Motions to Vacate Sentence 530 General 535 Death Penalty Other: 540 Mandamus & Othe 550 Civil Rights 555 Prison Condition 560 Civil Detainee - Conditions of Confinement	TY 72 79 79	DEFEITURE/PENALTY 5 Drug Related Seizure of Property 21 USC 881 0 Other LABOR 0 Fair Labor Standards Act 0 Labor/Management Relations 0 Railway Labor Act 1 Family and Medical Leave Act 0 Other Labor Litigation 1 Employee Retirement Income Security Act IMMIGRATION 2 Naturalization Application 5 Other Immigration Actions	322 Appeal 28 USC 158 423 Withdrawal 28 USC 157 PROPERTY RIGHTS 820 Copyrights 830 Patent 835 Patent - Abbreviated New Drug Application 840 Trademark SOCIAL SECURITY 861 HIA (1395ff) 862 Black Lung (923) 863 DIWC/DIWW (405(g) 864 SSID Title XVI 865 RSI (405(g)) FEDERAL TAX SUITS 870 Taxes (U.S. Plaintiff or Defendant) 871 IRS—Third Party 26 USC 7609	Corrupt Organizations 480 Consumer Credit 490 Cable/Sat TV 850 Securities/Commodities/
V. ORIGIN (Place an "X" in ☐ 1 Original Proceeding X2 Research	moved from	Appellate Court	•	ened Anothe (specify)		on - Litigation -
VI. CAUSE OF ACTIO	DN 28 USC s.1332 Brief description of ca			Po not cite jurisdictional state		
VII. REQUESTED IN COMPLAINT:		IS A CLASS ACTION	D)	EMAND \$ 75,000.00	CHECK YES on JURY DEMAN	nly if demanded in complaint: D:
VIII. RELATED CASI IF ANY	E(S) (See instructions):	JUDGE/			DOCKET NUMBER	
DATE		SEGNATURE OF ATT	ORNEY	FRECORD		
02/23/2018 FOR OFFICE USE ONLY		JAJUES/		Jan 1		
	/ MOUNT	APPLYING IFP		JUDGE	MAG. J	UDGE

UNITED STATES DISTRICT COURT

FOR THE EASTERN DISTRICT OF PENNSYLVANIA - DESIGNATION FORM to be used by counsel to indicate the category of the case for the purpose of assignment to the appropriate calendar. Address of Plaintiff: 2277 Lincoln Highway, Feasterville-Trevose, Pennsylvania 19103 Address of Defendant: 1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102 Place of Accident, Incident or Transaction:_ The Lincoln Motel (address above), Feasterville-Trevose, Bucks County, Pennsylvania (Use Reverse Side for Additional Space) Does this civil action involve a nongovernmental corporate party with any parent corporation and any publicly held corporation owning 10% or more of its stock? (Attach two copies of the Disclosure Statement Form in accordance with Fed. R. Civ. P. 7.1(a)) Yes 🔲 No 🛛 Does this case involve multidistrict litigation possibilities? Yes 🗌 No 🛛 RELATED CASE, IF ANY: Case Number: Judge: Date Terminated: Civil cases are deemed related when yes is answered to any of the following questions: Is this case related to property included in an earlier numbered suit pending or within one year previously terminated action in this court? No 🛛 Does this case involve the same issue of fact or grow out of the same transaction as a prior suit pending or within one year previously terminated action in this court? Yes □ No 🖂 Does this case involve the validity or infringement of a patent already in suit or any earlier numbered case pending or within one year previously terminated action in this 3. court? No 🛛 Is this case a second or successive habeas corpus, social security appeal, or pro se civil rights case filed by the same individual? No 🛛 CIVIL: Federal Question Cases: Diversity Jurisdiction Cases: ☐ Indemnity Contract, Marine Contract, and All Other Contracts ☐ Airplane Personal Injury 2. ☐ Jones Act-Personal Injury ☐ Assault, Defamation ■ Marine Personal Injury ☐ Antitrust ☐ Motor Vehicle Personal Injury 5. ☐ Patent Other Personal Injury (Please specify) П Labor-Management Relations 6. ☐ Civil Rights Products Liability 7. ☐ Products Liability — Asbestos ☐ Habeas Corpus 8. ☐ All other Diversity Cases (Please specify) 9. ☐ Securities Act(s) Cases ☐ Social Security Review Cases ☐ All other Federal Question Cases (Please specify) ARBITRATION CERTIFICATION (Check Appropriate Category) I, Bryan M. Shay, Esq. , counsel of record do hereby certify: Pursuant to Local Civil Rule 53.2, Section 3(c)(2), that to the best of my knowledge and belief, the damages recoverable in this civil action exceed the sum of \$150,000.00 exclusive of interest and costs; Relief other than monetary damages is sought. DATE: February 23, 2018 Attorney I.D. # NOTE: A trial de novo will be a trial by jury only if there has been compliance with F.R.C.P. 38. I certify that, to my knowledge, the within case is not related to any case now pending of within one year previously terminated action in this court except as noted above. DATE: February 23, 2018 205953 Attorney I.D. #

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PURVI LLC, T/A THE LINCOLN MOTEL	
Plaintiff	
v. NATIONAL FIRE & MARINE INSURANCE COMPANY,	CIVIL ACTION NO.
Defendant	
CASE MANAGEMENT TRA	CK DESIGNATION FORM
In accordance with the Civil Justice Expense and plaintiff shall complete a Case Management Track filing the complaint and serve a copy on all defendences as ide of this form.) In the event that a defendant designation, that defendant shall, with its first a conthe plaintiff and all other parties, a Case Management to which that defendant believes the case should be contacted to the case should be case should be contacted to the case should be case sh	Designation Form in all civil cases at the time of adants. (See § 1:03 of the plan set forth on the indant does not agree with the plaintiff regarding appearance, submit to the clerk of court and serving gement Track Designation Form specifying the
SELECT ONE OF THE FOLLOWING CASE M	IANAGEMENT TRACKS:
(a) Habeas Corpus – Cases brought under 28 U.S.C	. § 2241 through § 2255.
(b) Social Security – Cases requesting review of a d and Human Services denying plaintiff Social Sec	
(c) Arbitration – Cases required to be designated for	r arbitration under Local Civil Rule 53.2.
(d) Asbestos – Cases involving claims for personal i exposure to asbestos.	injury or property damage from
(e) Special Management – Cases that do not fall into commonly referred to as complex and that need the court. (See reverse side of this form for a demanagement cases.)	special or intense management by
f) Standard Management – Cases that do not fall in	ato any one of the other tracks. (X)
2/23/2018 Date Bryan M. Shay, Attor	ney-at-law Defendant Attorney for
(215) 587-1182 (215) 320-48 Felephone FAX Number	

(Civ. 660) 10/02

IN THE UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF PENNSYLVANIA

PURVI LLC, T/A THE LINCOLN MOTEL)
Plaintiff))
v.	,)
NATIONAL FIRE & MARINE INSURANCE COMPANY,) CIVIL ACTION) NO.
Defendant)

NOTICE OF REMOVAL

Defendant National Fire & Marine Insurance Company ("National Fire"), by and through its undersigned counsel, hereby removes the above-captioned action—which is presently docketed in the Court of Common Pleas of Philadelphia County at January Term, 2018, No. 03962—pursuant to 28 U.S.C. § 1441, et seq. In support thereof, National Fire avers as follows:

The Parties and Background

- 1. This action alleging claims for breach of insurance contract and statutory insurance bad faith arises from a dispute between plaintiff Purvi LLC, t/a The Lincoln Motel and National Fire regarding Plaintiff's claim for insurance coverage in connection with a May 14, 2017 fire. Plaintiff seeks coverage under a policy of commercial property insurance issued to Plaintiff by National Fire (the "Policy") for the repair costs and other damages associated with the May 14, 2016 fire loss.
 - 2. A copy of Plaintiff's Complaint is attached hereto as Exhibit "1."
- 3. Plaintiff's Complaint was filed with the Court of Common Pleas of Philadelphia County on or about January 24, 2018. *See id*.

- 4. Plaintiff's Complaint was served on National Fire via certified United States mail on or about January 29, 2018. *See* Affidavit of Service, attached hereto as Exhibit "2."
- 5. Plaintiff Purvi LLC, t/a The Lincoln Motel is a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, and it has its principal place of business at 2277 Lincoln Highway, Feasterville-Trevose, Pennsylvania 19053. *See* Ex. 1 at ¶ 1.
- 6. National Fire is a corporation organized and existing under the laws of the state of Nebraska, and it has its principal place of business at 1314 Douglas Street, Suite 1400, Omaha, Nebraska 68102-1944.
- 7. In its Complaint, Plaintiff alleges that on May 14, 2017, a fire occurred at Plaintiff's business—the Lincoln Motel—located at 2277 Lincoln Highway, US Route 1, Trevose, Pennsylvania 19053-6813 ("the Property"). *Id.* at ¶ 4.
- 8. Plaintiff further alleges that as a result of the fire, the Property suffered direct physical loss and other damages as set forth in the preliminary estimate of loss attached as Exhibit "A" to the Complaint. *See id.* at Ex. "A."
- 9. Plaintiff contends that on the date of the fire loss, Plaintiff was insured under the Policy. *Id.* at ¶ 3.
- 10. A copy of the applicable declarations page of the Policy is attached hereto as Exhibit "3."
- 11. Plaintiff alleges that it provided timely notice of the fire loss to National Fire, and that it demanded benefits under the Policy as a result of the fire loss. *See* Ex. 1 at ¶¶ 5-6.

¹ Plaintiff's Complaint incorrectly states that the subject fire loss occurred on May 16, 2017. However, the fire loss occurred on May 16, 2016.

- 12. Plaintiff further alleges that National Fire has not paid the benefits owed to Plaintiff under the Policy including, but not limited to, benefits for "damages to Plaintiff's structure, contents, loss of business income, and other associated damages." *Id.* at ¶¶ 6-7.
- 13. In Count I of the Complaint, which is entitled "In Assumpsit Breach of Contract," Plaintiff alleges that National Fire breached the Policy by failing to provide the full policy benefits to which it claims it is entitled in order to return the Property to its pre-loss condition. See id. at ¶¶ 9-12.
- 14. In Count I, Plaintiff seeks damages "in an amount in excess of \$50,000, together with interest and court costs." *See id.* at Ad Damnum Clause.
- 15. In Count II of the Complaint, which is entitled "In Trespass 42 Pa.C.S.A. § 8371," Plaintiff contends that National Fire violated Pennsylvania's insurance bad faith statute, 42 Pa. C.S. § 8371, by allegedly declining to pay benefits for Plaintiff's fire loss; and in its handling of Plaintiff's claim. See id. at ¶¶ 14-16.
- 16. In Count II, Plaintiff seeks "statutory damages including interest from the date the claim was made in an amount equal to the prime rate of interest plus three percent, court costs, attorneys' fees, punitive damages, and such other compensatory and/or consequential damages as are permitted by law." *See id.* at ¶ 16.
- 17. In its prayer for relief under Count II, Plaintiff seeks damages "in an amount in excess of \$50,000, together with interest, court costs, counsel fees and damages for delay." *See id.* at Ad Damnum Clause.
 - 18. National Fire now timely removes the instant matter to this Court.

Basis for Removal to Federal Court

- 19. A defendant may remove a civil action that was filed in a state court to the federal court for the district in which the state court action is pending, provided the federal court would have original jurisdiction to address the matter. See 28 U.S.C. §§ 1441(a); 1446(a).
- 20. As set forth herein, this Court's original jurisdiction over the instant matter is based upon diversity of citizenship under 28 U.S.C. § 1332, insofar as all parties are of diverse citizenship at all times material hereto, and Plaintiff's claimed damages are in excess of \$75,000, as established below.
- 21. The burden of demonstrating federal court jurisdiction under 28 U.S.C. § 1332 is on the party invoking that jurisdiction, *see Frederico v. Home Depot*, 507 F.3d 188, 193 (3d Cir. 2007), and the defendant's right to remove is to be determined according to the plaintiff's pleading at the time of the petition for removal. *See Meritcare Inc. v. St. Paul Mercury Ins. Co.*, 166 F.3d 214, 217 (3d Cir. 1999).
 - 22. Plaintiff is a citizen of Pennsylvania. See Ex. 1 at ¶ 1.
- 23. National Fire is a citizen of Nebraska, as it is incorporated in the state of Nebraska and has its principal place of business in Nebraska. *See* 28 U.S.C. § 1332(c)(1) (stating that a corporation shall be deemed to be a citizen of any state in which it has been incorporated, as well as the state in which it has its principal place of business).
 - 24. Thus, the requisite complete diversity of citizenship exists between the parties.
- 25. Generally, the amount in controversy is evaluated by looking to the demand for relief in the complaint. *See, e.g., Samuel-Bassett v. Kia Motors America, Inc.*, 357 F.3d 392, 398-99 (3d Cir. 2004).

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- 26. Where, however, the claim for damages is not specific as to the amount, "the amount in controversy is not measured by the low end of an open-ended claim, but rather by a reasonable reading of the value of the rights being litigated." *See Angus v. Shiley Inc.*, 989 F.2d 142, 146 (3d Cir. 1993).
- 27. In addition, where the plaintiff does not specifically aver in its complaint that the amount in controversy is less than the jurisdictional minimum, removal should be permitted unless it appears to a legal certainty that the plaintiff cannot recover the jurisdictional minimum. See Samuel-Bassett, 357 F.3d at 397-98; see also St. Paul Mercury Indem. Co. v. Red Cab Co., 303 U.S. 283, 288-89 (1938).
- 28. In its Complaint, Plaintiff seeks the coverage available under the Policy. See Ex. 1 at ¶¶ 9-12.
- 29. Because the Policy has policy limits of \$2,250,000 for Building Coverage; \$221,550 for Business Income and Extra Expense Coverage; \$123,750 for Personal Property/Contents Coverage; and \$5,000 for Personal Property/Office Contents coverage, *see* Ex. 3, a "reasonable reading of the value of the rights being litigated" in Plaintiff's Complaint demonstrates that Count I of Plaintiff's Complaint—on its own—exceeds the jurisdictional threshold of \$75,000 set forth in 28 U.S.C. § 1332.
- 30. In addition, Plaintiff's bad faith claim (Count II) alleges an entitlement to the damages available under 42 Pa. C.S. § 8371, which include attorneys' fees. *See* 42 Pa. C.S. § 8371; *Hook v. Progressive Cas. Ins. Co.*, 2008 U.S. Dist. LEXIS 68985, at **7-10 (M.D. Pa. Aug, 18, 2008).
- 31. Where attorneys' fees are available by operation of a statute such as § 8371, the recovery of such sums is to be included in the calculation of damages for purposes of

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determining the amount in controversy. See, e.g., Suber v. Chrysler Corp., 104 F.3d 578, 585 (3d Cir. 1997); see also Morris v. Bankers Life & Cas. Co., 2012 U.S. Dist. LEXIS 23952, at *5 (E.D. Pa. Feb. 23, 2012) ("attorney's fees are necessarily part of the amount in controversy if such fees are available to successful plaintiffs under the statutory cause of action."); Stehle-Rosellini v. Allstate Corp., 2010 U.S. Dist. LEXIS 5709, at **11-12 (W.D. Pa. Jan. 25, 2010) (same).

- 32. Given the availability of statutory attorneys' fees under § 8371, it cannot be said "to a legal certainty" that Plaintiff cannot recover the jurisdictional minimum of \$75,000 in Count II alone. *See Samuel-Bassett*, 357 F.3d at 397-98; *see also Frederico*, 507 F.3d at 196-97.
- 33. Thus, Count II—by itself—satisfies the amount in controversy requirement for federal jurisdiction.
- 34. Furthermore, for the purpose of calculating the amount in controversy, the damages claimed in the separate breach of contract and statutory bad faith claims alleged by Plaintiff must be aggregated, as each claim sets forth distinct legal theories and requires differing burdens of proof, while also allowing for separate recoveries of damages. *See, e.g., Brown v. Liberty Mut. Fire Ins. Co.*, 2006 U.S. Dist. LEXIS 76139, at *8 (E.D. Pa. Oct. 19, 2006) (holding that plaintiff's demand of \$50,000 each for a breach of contract and bad faith claim satisfied amount in controversy requirement); *see also Miller v. Progressive Cas. Ins. Co.*, 2008 U.S. Dist. LEXIS 32074, at **6-7 (M.D. Pa. Apr. 17, 2008) (aggregating amount demanded in breach of contract claim with damages available for bad faith); *Kidd v. Prudential Ins. Co. of Am.*, 2008 U.S. Dist. LEXIS 2934, at **6-7 (M.D. Pa. Jan. 15, 2008) (holding that plaintiff's demand of \$35,000 for contract count and \$50,000 for bad faith count satisfied amount in controversy requirement); *Ketz v. Progressive N. Ins. Co.*, 2007 U.S. Dist. LEXIS 43245, at **8-9 (M.D. Pa.

June 14, 2007) (holding that bad faith and breach of contract are "not alternative bases for recovery and can be aggregated to calculate the amount in controversy.").

- 35. Because Plaintiff claims damages in excess of \$50,000 in both Count I and Count II, Plaintiff's action alleges an aggregate claim for damages in excess of \$100,000—well in excess of the \$75,000 jurisdictional minimum.
- 36. For all of the foregoing reasons, the instant action satisfies the amount in controversy requirement pursuant to 28 U.S.C. § 1332, as the amount in controversy is in excess of \$75,000 and it cannot be said "to a legal certainty" that Plaintiff cannot recover more than that amount.
- 37. The United States District Court for the Eastern District of Pennsylvania is the District Court having jurisdiction over this matter, as the instant civil matter was originally filed in the Court of Common Pleas of Philadelphia County.
- 38. National Fire has timely filed for removal of the instant matter to this Court, as it has filed this Notice of Removal within thirty (30) days of both the filing of the Complaint and service of the Complaint on National Fire. 28 U.S.C. § 1446(b).
- 39. As required under 28 U.S.C. § 1446(d), National Fire has also filed copies of this Notice of Removal, and related papers, with the Prothonotary for the Court of Common Pleas of Philadelphia County, in order to effect the removal of this action.
- 40. Simultaneous with the filing of this Notice of Removal, National Fire has given written Notice of Removal to counsel for Plaintiff.

WHEREFORE, pursuant to 28 U.S.C. §§ 1441 and 1446, National Fire respectfully requests that the above-captioned matter, now pending in the Court of Common Pleas of

Philadelphia County, be removed to the United States District Court for the Eastern District of Pennsylvania.

POST & SCHELL, P.C.

By:

Bryon M. Shay, Esq. Four Penn Center, 13th F1 1600 John F Kennedy Blvd. Philadelphia, PA 19103

215-587-1182

Attorneys for Defendant

Dated: February 23, 2018

CERTIFICATE OF SERVICE

I hereby certify that on the date set forth below, I caused a true and correct copy of the foregoing Notice of Removal to be served on the following counsel of record via the Court's ECF system and first-class U.S. Mail, postage pre-paid:

Anthony DiUlio, Esq.
LAW OFFICES OF JONATHAN WHEELER, P.C.
One Penn Center – Suite 1270
1617 John F. Kennedy Blvd.
Philadelphia, PA 19103
Counsel for Plaintiff

POST & SCHELL, P.C.

Bryan M. Shay, Esq.

Attorneys for Defendant

Dated: February 23, 2018

EXHIBIT

1

THIS IS NOT AN ARBITRATION CASE. ASSESSMENT OF DAMAGES REQUIRED. JURY TRIAL WAIVED. BOTHONOTAR

Attorney and naturanted 168) the

Office of Judicial Records 24 JAN 2018 12:01 pm

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: Anthony DiUlio, Esquire Attorney I.D. No.: 312763 One Penn Center - Suite 1270 1617 JFK Boulevard

Philadelphia, PA 19103 Phone: (215) 568-2900

Email: adiulio@jwheelerlaw.com

COURT OF COMMON PLEAS PHILADELPHIA COUNTY

PURVI LLC, T/A THE LINCOLN MOTEL 2277 Lincoln Highway Feasterville-Trevose, PA 19103

VS.

NATIONAL FIRE & MARINE INSURANCE COMPANY P.O. Box 31361 Omaha, NE 68131

Major Case

DOCKET NO.

Jury Trial Waived

CIVIL ACTION COMPLAINT (1C - Contract)

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the Claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

> PHILADELPHIA BAR ASSOCIATION Lawyer Referral Service 1101 Market St., 11th Floor Philadelphia, PA 19107-2911 Telephone: 215-238-6333 Fax: 215-238-1159

AVISO

Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias de plazo al partir de la fecha de la demanda y la notificacion. Hace falta ascentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decider a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

LLEVE ESTA DEMANDA A UN ABOGADO IMMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR TAL SERVICIO. VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

ASOCIACION DE LICENCIADOS DE FILADELFIA Servicio De Referencia E Informacion Legal 1101 Market Street, 11th Floor Filadelfia, Pennsylvania 19107 (215) 238-6333

THIS IS NOT AN ARBITRATION CASE. ASSESSMENT OF DAMAGES REQUIRED. JURY TRIAL WAIVED.

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: Anthony DiUlio, Esquire

Attorney for Plaintiff(s)

Attorney I.D. No.: 312763 One Penn Center - Suite 1270

1617 JFK Boulevard Philadelphia, PA 19103 Phone: (215) 568-2900

Email: adjulio@jwheelerlaw.com

PURVI LLC, T/A THE LINCOLN MOTEL 2277 Lincoln Highway

Feasterville-Trevose, PA 19103

COURT OF COMMON PLEAS PHILADELPHIA COUNTY

VS.

DOCKET NO.

NATIONAL FIRE & MARINE INSURANCE COMPANY P.O. Box 31361 Omaha, NE 68131

Major Case Jury Trial Waived

CIVIL ACTION COMPLAINT (1C - Contract)

- 1. Plaintiff, Purv LLC, t/a The Lincoln Motel, and owned by Jyoti Panwala, is an limited liability corporation duly organized and existing which is authorized to conduct business as an motel within the Commonwealth of Pennsylvania and maintains a place of business for that purpose at the address set forth above.
- 2. Defendant, National Fire & Marine Insurance Company, is a corporation duly organized and existing which is authorized to conduct business as an insurance company within the Commonwealth of Pennsylvania and maintains a place of business for that purpose at the address set forth above and issues policies of insurance within the City and County of Philadelphia.

- 3. Defendant, in its regular course of business issued to Plaintiff a policy of insurance ("the Policy") covering Plaintiff's property located at 2277 Lincoln Hwy, US Route 1, Trevose, PA 19053-6813 ("the Property"). A copy of the Policy is not in Plaintiffs' possession, but a copy of same is believed to be in defendant's care, custody and control.
- 4. On or about 5/14/2017, while the Policy was in full force and effect, Plaintiff suffered direct physical loss and damage to the insured Property believed to be the result of a peril insured against under the Policy, including but not limited to fire damage and associated damaged resulting in damage to the insured premises and those areas and to the extent set forth in the preliminary estimate of loss, a true and correct copy of which is attached hereto and made part hereof and marked Exhibit "A".
- 5. Notice of this covered loss was given to Defendant in a prompt and timely manner and Plaintiff, at all relevant times, fully complied with all of the terms and conditions required by the Policy.
- 6. Defendant, despite demand for benefits under the Policy, has refused, without legal justification or cause, and continues to refuse, to pay to Plaintiff monies owed for the damages suffered as a result of the Loss.
- 7. Solely as a result of Defendant's failure and refusal to pay benefits to Plaintiff as required under the Policy, Plaintiff has suffered loss and damage in an amount in excess of \$50,000.00 including, but not limited to, damages to Plaintiff's structure, contents, loss of business income, and other associated damages.

COUNT I In Assumpsit - Breach of Contract

8. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.

- 9. Defendant is obligated by the terms of the contract to indemnify Plaintiff's loss.
- 10. Despite submission of reasonable proof and demand for full and complete payment with respect to Plaintiff's Loss, Defendant has not paid to Plaintiff all of the policy benefits to which they are entitled under the Policy and has refused to provide funds sufficient to bring Plaintiffs' property to pre-loss condition.
 - 11. Defendant's denial of coverage was made without a reasonable basis in fact.
- 12. Defendant's refusal to indemnify Plaintiff's loss constitutes a breach of the insurance contract.

WHEREFORE, Plaintiffs demand judgment against Defendant in an amount in excess of \$50,000.00, together with interest and court costs.

COUNT II In Trespass - 42 Pa.C.S.A. §8371

- 13. Plaintiff incorporates by reference the facts and allegations contained in the foregoing paragraphs as though fully set forth hereinafter at length.
- 14. Defendant has engaged in bad faith conduct toward Plaintiff with respect to its adjustment of Plaintiff's covered Loss, in violation of 42 Pa.C.S.A. §8371 et seq.
- 15. In furtherance of its bad faith and wrongful denial and refusal to pay benefits for Plaintiff's covered Loss, Defendant, acting by and through its duly authorized agents, servants, workmen or employees has engaged in the following conduct:
- a. by sending correspondence falsely representing the damages that Plaintiff suffered from a loss caused by a peril insured against under the Policy;
- b. in failing to complete a prompt and thorough investigation of Plaintiff's claim before representing that such claim is not covered under the Policy;
 - c. in failing to pay Plaintiff's covered loss in a prompt and timely manner;

- d. in failing to objectively and fairly evaluate Plaintiff's claim;
- e. in conducting an unfair and unreasonable investigation of Plaintiff's claim;
 - f. in asserting Policy defenses without a reasonable basis in fact;
- g. in flatly misrepresenting pertinent facts or policy provisions relating to coverages at issue and placing unduly restrictive interpretations on the Policy and/or claim forms;
- h. in failing to keep Plaintiff or their representatives fairly and adequately advised as to the status of the claim;
- i. in unreasonably valuing the loss and failing to fairly negotiate the amount of the loss with Plaintiff or their representatives;
- j. in failing to promptly provide a reasonable factual explanation of the basis for the denial of Plaintiff's claim;
 - k. in unreasonably withholding policy benefits;
 - 1. in acting unreasonably and unfairly in response to Plaintiff's claim;
- m. in unnecessarily and unreasonably compelling Plaintiff to institute this lawsuit to obtain policy benefits for a covered loss, that Defendant should have paid promptly and without the necessity of litigation;
- n. in negligently, grossly, and/or purposefully underpaying Plaintiff's claim despite the evidence of damages exceeding the amount paid.
- 16. For the reasons set forth above, Defendant has acted in bad faith in violation of 42 Pa.C.S.A. §8371, for which Defendant is liable for statutory damages including interest from the date the claim was made in an amount equal to the prime rate of interest plus three percent, court

costs, attorneys' fees, punitive damages, and such other compensatory and/or consequential damages as are permitted by law.

WHEREFORE, Plaintiff demands judgment against Defendant in an amount in excess of \$50,000.00, together with interest, court costs, counsel fees and damages for delay.

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: /s/ Anthony DiUlio
ANTHONY DIULIO, ESQUIRE

Attorney for Plaintiff(s)

Complaint in Civil Action

VERIFICATION

I, Anthony DiUlio, counsel for Plaintiff, verify that the statements contained in the

foregoing document are true and correct to the best of my knowledge, information and belief,

and are made subject to the penalties of 18 Pa.C.S. §4904, relating to unsworn falsification to

authorities.

LAW OFFICES OF JONATHAN WHEELER, P.C.

BY: /s/ Anthony DiUlio

ANTHONY DIULIO, ESQUIRE

Attorney for Plaintiff(s)

EXHIBIT A



Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Insured: 2277 Lincoln Hwy Property: 2277 Lincoln Hwy

Feasterville-Trevose, PA 19047

Claim Number:	Policy Number:	Type of Loss:
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Coverage	Deductible	Policy Limit
Dwelling	\$0.00	\$0.00
Other Structures	\$0.00	\$0.00
Contents	\$0.00	\$0.00
Code upgrades	\$0.00	\$0.00

Date of Loss:

Date Inspected:

Date Entered:

Price List: PAPH7X_JUL16

Restoration/Service/Remodel

Estimate: 5L2016-05-24-13055



Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Room 101

5L2016-05-24-13055

Main Level								
Main Level								
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV			
DWELLING								
R&R Stud wall - 2" x 4" - 16" oc	3648.24 SF	2.09	7,624.82	(0.00)	7,624.82			
Dwelling Totals:			7,624.82	0.00	7,624.82			
Total: Main Level			7,624.82	0.00	7,624.82			

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Name of the last o	Beaut. 121.	Amen's	1
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514.67 SF Walls 784.17 SF Walls & Ceiling 29.94 SY Flooring 64.33 LF Ceil. Perimeter 269.50 SF Ceiling 269.50 SF Floor 64.33 LF Floor Perimeter

Height: 8'

Missing Wall	3' 4" X 8'		Opens into E		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Carpet - High grade	269.50 SF	4.39	1,183.11	(0.00)	1,183.11
Carpet pad - High grade	269.50 SF	0.80	215.60	(0.00)	215.60
Tackless strip - per LF	64.33 LF	0.67	43.10	(0.00)	43.10
Clean concrete the floor	269.50 SF	0.22	59.29	(0.00)	59.29
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28
110 volt metal clad copper wiring and box - rough in only	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
Baseboard - 3 1/4"	64.33 LF	2.96	190.42	(0.00)	190.42
Seal & paint baseboard - three coats	64.33 LF	1.59	102.28	(0.00)	102.28
1/2" drywall - hung, taped, floated, ready for paint	717.86 SF	1.67	1,198.83	(0.00)	1,198.83
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69
Light fixture - wall sconce - High grade	2.00 EA	154.60	309.20	(0.00)	309.20
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 101

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
/inyl window - awning, 3-6 sf -	1.00 EA	361.37	361.37	(0.00)	361.37
High grade	1.00			,	
/inyl window, picture/fixed, 12-23	1.00 EA	332.48	332.48	(0.00)	332.48
f - Premium grade					
Add. charge for a retrofit window, 2-23 sf - difficult	1.00 EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Outlet	2.00 EA	12.60	25.20	(0.00)	25.20
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Wallpaper border	64.33 LF	2.40	154.39	(0.00)	154.39
Seal the walls w/latex based stain	514.67 SF	0.46	236.75	(0.00)	236.75
Wallpaper - High grade	514.67 SF	2.34	1,204.33	(0.00)	1,204.33
Light fixture - Premium grade	1.00 EA	187.61	187.61	(0.00)	187.61
Seal & texture paint the ceiling	269.50 SF	0.91	245.25	(0.00)	245.25
Metal studding, 3 5/8" wide, 16" DC, 20 gauge	203.19 SF	2.20	447.02	(0.00)	447.02
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
TV Brackets - Wall mounted	1.00 EA	205.89	205.89	(0.00)	205.89
Mirror - 1/4" plate glass - gold veined or smoked	61.93 SF	13.30	823.67	(0.00)	823.67
Add metal J channel to a mirror	31.50 LF	3.87	121.91	(0.00)	121.91
Additional cost to bevel a mirror up o 1"	64.17 LF	5.40	346.52	(0.00)	346.52
Mask and prep for paint - plastic, paper, tape (per LF)	64.33 LF	1.04	66.90	(0.00)	66.90
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 of - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	269.50 SF	5.00	1,347.50	(0.00)	1,347.50
Dwelling Totals:		H	21,841.48	0.00	21,841.48
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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Entry 101

CONTINUED - Room 101

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Code upgrades Totals:			1,347.50	0.00	1,347.50
Totals: Room 101			23,188.98	0.00	23,188.98

Entry 101 60 8athroom 101 60 60 60 60 60 60 60 60 60 60 60 60 60	3.83 S 24.50 I	SF Walls & Ceiling SY Flooring LF Ceil. Perimeter	Onens into I	34.44 SF Floor 24.50 LF Floor Perimeter			
Missing Wall DESCRIPTION	3' 4" X 8' QNTY UNIT COST		Opens into ROOM_101 RCV DEPREC.				
DWELLING							
Tile floor covering - High grade	34.44 SF	12.36	425.68	(0.00)	425.68		
Mortar bed for tile floors	34.44 SF	5.04	173.58	(0.00)	173.58		
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78		
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00		
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36		
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.70		
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.10		
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53		
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78		
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64		
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.8		
1/2" drywall - hung, taped, floated, ready for paint	230.37 SF	1.67	384.72	(0.00)	384.72		
Seal & texture paint the ceiling	34.39 SF	0.91	31.29	(0.00)	31.29		
Seal the walls w/latex based stain blocker - one coat	195.99 SF	0.46	90.16	(0.00)	90.10		
Wallpaper border	24.50 LF	2.40	58.80	(0.00)	58.80		

Case ID: 180103962

Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 101

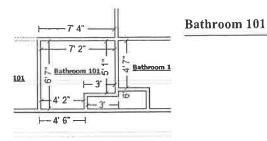
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Wallpaper - High grade	195.99 SF	2.34	458.62	(0.00)	458.62
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	34.39 SF	2.20	75.66	(0.00)	75.66
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 EA	250.00	250.00	(0.00)	250.00
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	34.44 SF	5.00	172.20	(0.00)	172.20
Dwelling Totals:			5,999.36	0.00	5,999.36 172.20
Code upgrades Totals: Totals: Entry 101			6,171.56	0.00	6,171.56

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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851



206.25	SF Walls
248.93	SF Walls & Ceiling
4.74	SY Flooring
27.50	LF Ceil. Perimeter

42.68 SF Ceiling 42.68 SF Floor 27.50 LF Floor Perimeter

Height: 7' 6"

DESCRIPTION	QNT	Y UNIT COS	Γ RCV	DEPREC.	ACV
DWELLING					
Tile floor covering - High grade	42.68 S	F 12.3	6 527.52	(0.00)	527.52
Mortar bed for tile floors	42.68 S	F 5.0	4 215.11	(0.00)	215.11
Toilet - High grade	1.00 E	A 576.7	6 576.76	(0.00)	576.76
Toilet seat - High grade	1.00 E	A 74.2	8 74.28	(0.00)	74.28
Access - face frame & doors	5.00 S	F 44.4	8 222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 E.	A 152.4	8 152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 E.	A 28.1		(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 E.	A 23.3	8 46.76	(0.00)	46.76
Door knob - interior	1.00 E.	A 39.4	0 39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 E.	A 932.9	932.95	(0.00)	932.95
Tub/shower faucet	1.00 E	A 287.4	5 287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	206.25 S	F 1.6	7 344.44	(0.00)	344.44
Seal part of the walls w/latex based stain blocker - one coat	96.25 S	0.4	6 44.28	(0.00)	44.28
Wallpaper - High grade	96.25 S		4 225.23	(0.00)	225.23
Shower curtain rod	1.00 E	A 27.1	I 27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	42.68 S	SF 1.6	68.29	(0.00)	68.29
Suspended ceiling grid - 2' x 4'	42.68 S	SF 1.1	4 48.66	(0.00)	48.66
Heat/AC register - Mechanically attached	1.00 E	A 24.7	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 E	A 322.5	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 E	A 188.7	188.77	(0.00)	188.77
Switch	1.00 E	A 12.6	12.64	(0.00)	12.64
Ceramic/porcelain tile	110.00 S	SF 12.0	1,387.10	(0.00)	1,387.10
Ceramic tile - bullnose - 2" x 6"	27.50 L	LF 11.0	304.43	(0.00)	304.43
Angle stop valve	1.00 E	A 34.9	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 E	A 100.0	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 E	A 32.8	32.85	(0.00)	32.85
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Room 103

CONTINUED - Bathroom 101

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	42.68 SF	5.00	213.40	(0.00)	213.40
Dwelling Totals: Code upgrades Totals:			7,637.86 213.40	0.00 0.00	7,637.86 213.40
Totals: Bathroom 101			7,851.26	0.00	7,851.26

	. 02				
	516.00 S	F Walls		269.50 SF Ceiling	
5 man 105.	785.50 S	F Walls & Ceiling		269.50 SF Floor	
Bass 223	29.94 S	Y Flooring		64.50 LF Floor Perin	neter
	64.50 L	F Ceil. Perimeter			
Missing Wall	3' 2" X	8'	Opens into E	ENTRY_103	
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Carpet - High grade	269.50 SF	4.39	1,183.11	(0.00)	1,183.11
Carpet pad - High grade	269.50 SF	0.80	215.60	(0.00)	215.60
Tackless strip - per LF	64.50 LF	0.67	43.22	(0.00)	43.22
Clean concrete the floor	269.50 SF	0.22	59.29	(0.00)	59.29
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28
110 volt metal clad copper wiring	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
and box - rough in only Baseboard - 3 1/4"	64.50 LF	2.96	190.92	(0.00)	190.92
Seal & paint baseboard - three coats	64.50 LF	1.59	102.56	(0.00)	102.56
1/2" drywall - hung, taped, floated, ready for paint	719.19 SF	1.67	1,201.05	(0.00)	1,201.05
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Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 103

DESCRIPTION	QN	ГΥ	UNIT COST	RCV	DEPREC.	ACV
R&R Packaged air conditioning unit	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
- 2.5 ton 13 SEER						
220 volt metal clad copper wiring,	1.00	EA	321.69	321.69	(0.00)	321.69
box, outlet, switch					(0.00)	200.20
Light fixture - wall sconce - High	2.00	EA	154.60	309.20	(0.00)	309.20
grade	1.00	TC A	75.48	75.48	(0.00)	75.48
Light fixture				,	(0.00)	361.37
Vinyl window - awning, 3-6 sf - High grade	1.00		361.37	361.37	, ,	
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window,	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50		1.59	31.01	(0.00)	31.01
Outlet	2.00		12.60	25.20	(0.00)	25.20
Dimmer switch	1.00		33.33	33.33	(0.00)	33.33
Switch	1.00		12.64	12.64	(0.00)	12.64
	64.50		2.40	154.80	(0.00)	154.80
Wallpaper border Seal the walls w/latex based stain	516.00		0.46	237.36	(0.00)	237.36
blocker - one coat	310.00	31	0.40	237.30	(0.00)	
Wallpaper - High grade	516.00	SF	2.34	1,207.44	(0.00)	1,207.44
Light fixture - Premium grade	1.00		187.61	187.61	(0.00)	187.61
Seal & texture paint the ceiling	269.50		0.91	245.25	(0.00)	245.25
Metal studding, 3 5/8" wide, 16"	203.19		2.20	447.02	(0.00)	447.02
OC, 20 gauge	66.31	CE	0.33	21.88	(0.00)	21.88
Clean the surface area - Heavy	1.00		205.89	205.89	(0.00)	205.89
TV Brackets - Wall mounted			13.30	823.67	(0.00)	823.67
Mirror - 1/4" plate glass - gold veined or smoked	61.93				,	
Mask and prep for paint - plastic, paper, tape (per LF)	64.50	LF	1.04	67.08	(0.00)	67.08
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00	EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00	EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00		7,500.00	7,500.00	(0.00)	7,500.00

CODE UPGRADES

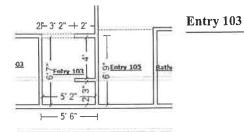
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 103

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Concealed fire sprinkler system (SF of bldg)	269.50 SF	5.00	1,347.50	(0.00)	1,347.50
Dwelling Totals: Code upgrades Totals:			21,380.48 1,347.50	0.00 0.00	21,380.48 1,347.50
Totals: Room 103			22,727.98	0.00	22,727.98



194.63 SF Walls
227.92 SF Walls & Ceiling
3.71 SY Flooring
24.33 LF Ceil. Perimeter

Height: 8'
33.29 SF Ceiling
33.35 SF Floor
24.33 LF Floor Perimeter

Missing Wall	3' 2" X	8'	Opens into F		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Tile floor covering - High grade	33.35 SF	12.36	412.21	(0.00)	412.21
Mortar bed for tile floors	33.35 SF	5.04	168.08	(0.00)	168.08
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	227.92 SF	1.67	380.63	(0.00)	380.63
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 103

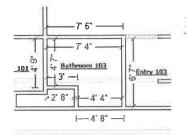
DESCRIPTION	QNT	ГΥ	UNIT COST	RCV	DEPREC.	ACV
Carl & tautawa naint the politica	33.29	SF	0.91	30.29	(0.00)	30.29
Seal & texture paint the ceiling Seal the walls w/latex based stain		SF	0.46	89.53	(0.00)	89.53
blocker - one coat	194.03	Sr	0.40	67.55	(0.00)	03.00
Wallpaper border	24.33	LF	2.40	58.39	(0.00)	58.39
Wallpaper - High grade		SF	2.34	455.43	(0.00)	455.43
Closet shelf and rod package	2.67		19.71	52.63	(0.00)	52.63
Switch	2.00 I		12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 I		27.48	27.48	(0.00)	27.48
Outlet	1.00 I		12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 I		75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 1		123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08	LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00	EΑ	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00	EΑ	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00	EΑ	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00	EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16" OC, 20 gauge	33.29	SF	2.20	73.24	(0.00)	73.24
Door stop - wall or floor mounted	1.00	EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00	EΑ	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00	LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00	EA	250.00	250.00	(0.00)	250.00
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	33.35	SF	5.00	166.75	(0.00)	166.75
Dwelling Totals:				5,968.65	0.00 0.00	5,968.65 166.75
Code upgrades Totals:				166.75		
Totals: Entry 103				6,135.40	0.00	6,135.40

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Insurance Doctor

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5L2016-05-24-13055

Bathroom 103

Height: 7' 6"

208.75 SF Walls251.03 SF Walls & Ceiling4.70 SY Flooring27.83 LF Ceil. Perimeter

42.28 SF Ceiling 42.28 SF Floor 27.83 LF Floor Perimeter

DESCRIPTION	QNT	QNTY UNIT COST		RCV	DEPREC.	ACV
DWELLING						
Tile floor covering - High grade	42.28	SF	12.36	522.58	(0.00)	522.58
Mortar bed for tile floors	42.28	SF	5.04	213.09	(0.00)	213.09
Toilet - High grade	1.00 E	EΑ	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 E	EΑ	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00	SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 E	EΑ	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 E	EΑ	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 E		23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 E	EΑ	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 E	EΑ	932.95	932.95	(0.00)	932.95
Tub/shower faucet	1.00 H	EΑ	287.45	287.45	(0.00)	287.45
1/2" drywall - hung, taped, floated, ready for paint	208.75	SF	1.67	348.61	(0.00)	348.61
Seal part of the walls w/latex based stain blocker - one coat	97.42		0.46	44.81	(0.00)	44.81
Wallpaper - High grade		SF	2.34	227.96	(0.00)	227.96
Shower curtain rod	1.00 H	EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	42.28	SF	1.60	67.65	(0.00)	67.65
Suspended ceiling grid - 2' x 4'	42.28	SF	1.14	48.20	(0.00)	48.20
Heat/AC register - Mechanically attached	1.00 H	EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 H	EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 H	EA	188.77	188.77	(0.00)	188.77
Switch	1.00 H	EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	111.33	SF	12.61	1,403.87	(0.00)	1,403.87
Ceramic tile - bullnose - 2" x 6"	27.83	LF	11.07	308.08	(0.00)	308.08
Angle stop valve	1.00 I	EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 I	EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 1	EA	32.85	32.85	(0.00)	32.85

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CONTINUED - Bathroom 103

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Rough in plumbing - per fixture	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	42.28 SF	5.00	211.40	(0.00)	211.40
Dwelling Totals:			7,657.65	0.00	7,657.65
Code upgrades Totals:			211.40	0.00	211.40
Totals: Bathroom 103			7,869.05	0.00	7,869.05

Room	105				Height: 8'
	528.12	SF Walls		269.34 SF Ceiling	
5 Seas, 125 Seas, 125 Seas, 125 Seas	797.46	SF Walls & Ceiling		269.34 SF Floor	
Ĭ	29.93	SY Flooring		66.02 LF Floor Perin	neter
	66.02	LF Ceil. Perimeter			
Missing Wall	5' 4" 2	₹ 8'	Opens into I	ENTRY_105	
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Closet shelf and rod package	2.75 LF	19.71	54.20	(0.00)	54.20
Carpet - High grade	269.34 SF	4.39	1,182.40	(0.00)	1,182.40
Carpet pad - High grade	269.34 SF	0.80	215.47	(0.00)	215.47
Tackless strip - per LF	66.02 LF	0.67	44.23	(0.00)	44.23
Clean concrete the floor	269.34 SF	0.22	59.25	(0.00)	59.25
Carpet - metal transition strip	5.33 LF	3.15	16.79	(0.00)	16.79
Baseboard - 3 1/4"	66.02 LF	2.96	195.42	(0.00)	195.42
Seal & paint baseboard - three coats	66.02 LF	1.59	104.97	(0.00)	104.97
1/2" drywall - hung, taped, floated, ready for paint	731.16 SF	1.67	1,221.04	(0.00)	1,221.04
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CONTINUED - Room 105

DESCRIPTION	QNT	Y UNIT	COST	RCV	DEPREC.	ACV
	100 5	. 2 (20.00	3,029.88	(0.00)	3,029.88
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 E	A 3,0)29.88	3,029.00	(0.00)	3,027.00
220 volt metal clad copper wiring,	1.00 E	Α :	321.69	321.69	(0.00)	321.69
box, outlet, switch	1,00 2				` ,	
Vinyl window - awning, 3-6 sf -	1.00 E	A :	361.37	361.37	(0.00)	361.37
High grade					(0.00)	222.40
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 E.		332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 E.	A :	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50 L	F	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 L	F	1.59	31.01	(0.00)	31.01
Wallpaper border	66.02 L	F	2.40	158.45	(0.00)	158.45
Seal the walls w/latex based stain	528.12 S	F	0.46	242.94	(0.00)	242.94
blocker - one coat	500.10		0.24	1 225 90	(0.00)	1,235.80
Wallpaper - High grade	528.12 S		2.34	1,235.80	(0.00)	245.10
Seal & texture paint the ceiling		F	0.91	245.10	, ,	243.10
Clean the surface area - Heavy		F	0.33	21.88	(0.00)	614.04
Clean stud wall - Heavy		F	0.77	614.04	(0.00)	
Phone, TV, or speaker outlet	2.00 E		18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 E		48.67	97.34	(0.00)	97.34
Outlet	4.00 E		12.60	50.40	(0.00)	50.40
Switch	1.00 E		12.64	12.64	(0.00)	12.64
Light fixture	1.00 E		75.48	75.48	(0.00)	75.48
110 volt metal clad copper wiring and box - rough in only	6.00 E	A	123.52	741.12	(0.00)	741.12
Mask and prep for paint - plastic, paper, tape (per LF)	66.02 I	F	1.04	68.66	(0.00)	68.66
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 E	A	549.91	549.91	(0.00)	549.9
Microwave oven	1.00 E	A	448.77	448.77	(0.00)	448.7
Custom built in bed - Rrice may vary based on actual invoices	1.00 E	A 7,	500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	269.34	SF	5.00	1,346.70	(0.00)	1,346.70
Dwelling Totals: Code upgrades Totals:				19,521.16 1,346.70	0.00 0.00	19,521.1 1,346.7

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CONTINUED - Room 105

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Totals: Room 105			20,867.86	0.00	20,867.86

5' 4" ——	Entry 105	Height: 8'
	161.35 SF Walls 200.47 SF Walls & Ceiling	39.12 SF Ceiling 39.12 SF Floor
y 103 Entry 1010 Bothroom 105	4.35 SY Flooring	20.17 LF Floor Perimeter
5' 8" —	20.17 LF Ceil. Perimeter	

Missing Wall	5' 4" X 8'		Opens into	Opens into ROOM_105	
DESCRIPTION	QNTY	Y UNIT CO	ST RCV	DEPREC.	ACV
DWELLING					
Tile floor covering - High grade	39.12 SI	F 12	.36 483.52	(0.00)	483.52
Tile base	20.17 L	F 17	2.43 351.56	(0.00)	351.56
Mortar bed for tile floors	39.12 S	F 5	197.16	(0.00)	197.16
Threshold - natural marble	3.00 L	F 64	192.78	(0.00)	192.78
Clean stud wall - Heavy	200.47 S	F C).77 154.36	(0.00)	154.36
Light fixture	1.00 EA	A 75	5.48 75.48	(0.00)	75.48
Switch	1.00 E	A 12	2.64 12.64	(0.00)	12.64
110 volt metal clad copper wiring	2.00 E	A 123	3.52 247.04	(0.00)	247.04
and box - rough in only			1.150.00	(0.00)	1,150.00
Pre-hung Kalamein door	1.00 E	•		(0.00)	*
Paint door slab only - 2 coats (per side)	2.00 E	A 28	3.18 56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 E	A 23	3.38 46.76	(0.00)	46.76
Door knocker	1.00 E	A 34	4.16 34.16	(0.00)	34.16
Door peep hole	1.00 E.	A 14	1.53	(0.00)	14.53
Door signs - Room number	1.00 E.	A 20	0.78 20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00 E	A 129	9.64 129.64	(0.00)	129.64
High grade	1.00 E	Λ 1,	4.81 14.81	(0.00)	14.81
Door security chain set	200.47 S		1.67 334.78	(0.00)	334.78
1/2" drywall - hung, taped, floated, ready for paint 5L2016-05-24-13055	200.47 3	01.	1.07	3/31/2017	Page: 14
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CONTINUED - Entry 105

DESCRIPTION	QNT	ſΥ	UNIT COST	RCV	DEPREC.	ACV
						0.7.60
Seal & texture paint the ceiling	39.12	SF	0.91	35.60	(0.00)	35.60
Seal the walls w/latex based stain	161.35	SF	0.46	74.22	(0.00)	74.22
blocker - one coat						40.44
Wallpaper border	20.17	LF	2.40	48.41	(0.00)	48.41
Wallpaper - High grade	161.35	SF	2.34	377.56	(0.00)	377.56
Door stop - wall or floor mounted	1.00 H	EΑ	11.67	11.67	(0.00)	11.67
Door sweep	1.00 H	ĒΑ	25.02	25.02	(0.00)	25.02
Steel door frame - Add to install in	1.00 H	EΑ	250.00	250.00	(0.00)	250.00
existing masonry						-1
Rough in plumbing - per fixture	1.00 H	EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES						
Concealed fire sprinkler system (SF	39.12	SF	5.00	195.60	(0.00)	195.60
of bldg)						
Dwelling Totals:				4,885.50	0.00	4,885.50
Code upgrades Totals:				195.60	0.00	195.60
Totals: Entry 105				5,081.10	0.00	5,081.10

⊢ 4' 9" — Ba	throom 105			I	Ieight: 7' 6"	
4' 1" 2' 9" Bathroom 4' 2" 2' 10"	215.00 SI	215.00 SF Walls			38.14 SF Ceiling	
				38.14 SF Floor		
		•			28.67 LF Floor Perimeter	
		F Ceil. Perimeter				
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Tile floor covering - High grade	38.14 SF	12.36	471.41	(0.00)	471.41	
Mortar bed for tile floors	38.14 SF	5.04	192.23	(0.00)	192.23	
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76	
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28	
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40	
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CONTINUED - Bathroom 105

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Interior door - Colonist - pre-hung	1.00	EA	152.48	152.48	(0.00)	152.48
unit						
Paint door slab only - 2 coats (per	2.00	EA	28.18	56.36	(0.00)	56.36
side) Paint door/window trim & jamb - 2	2.00	EA	23.38	46.76	(0.00)	46.76
coats (per side)					(0.00)	20.40
Door knob - interior	1.00		39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated, ready for paint	215.00	SF	1.67	359.05	(0.00)	359.05
Seal part of the walls w/latex based stain blocker - one coat	100.33	SF	0.46	46.15	(0.00)	46.15
Wallpaper - High grade	100.33	SF	2.34	234.77	(0.00)	234.77
Shower curtain rod	1.00	EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	38.14		1.60	61.02	(0.00)	61.02
Suspended ceiling grid - 2' x 4'	38.14		1.14	43.48	(0.00)	43.48
Heat/AC register - Mechanically attached	1.00		24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air	1.00	EA	322.53	322.53	(0.00)	322.53
(per run) Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	114.67		12.61	1,445.99	(0.00)	1,445.99
Ceramic tile - bullnose - 2" x 6"	28.67		11.07	317.38	(0.00)	317.38
Angle stop valve	3.00		34.97	104.91	(0.00)	104.91
Towel Rack Bathroom Shelf with Towel Bar	1.00		100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
Clean stud wall - Heavy	253.14		0.77	194.92	(0.00)	194.92
Ground fault interrupter (GFI) outlet	1.00		27.48	27.48	(0.00)	27.48
Switch	2.00		12.64	25.28	(0.00)	25.28
Light fixture	1.00		75.48	75.48	(0.00)	75.48
Fluorescent - one tube - 4' - strip	1.00		77.38	77.38	(0.00)	77.38
light 110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
Fiberglass shower unit	1.00	EA	762.02	762.02	(0.00)	762.02
Handicap grab bar - Stainless steel, 1 1/2" x 30"	2.00		67.86	135.72	(0.00)	135.72
Shower faucet	1.00	EA	223.38	223.38	(0.00)	223.38

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CONTINUED - Bathroom 105

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	38.14 SF	5.00	190.70	(0.00)	190.70
Dwelling Totals: Code upgrades Totals:			9,815.97 190.70	0.00 0.00	9,815.97 190.70
Totals: Bathroom 105			10,006.67	0.00	10,006.67

Ro	om 107				Height: 8'	
	526.67 S	F Walls	269.35 SF Ceiling			
hearth han hear	796.01 S	F Walls & Ceiling		269.35 SF Floor		
111	29.93 S	Y Flooring		65.83 LF Floor Perin	neter	
12 d d 2 m d 2 f d d d d d d d d d d d d d d d d d	65.83 L	F Ceil. Perimeter				
Missing Wall	5' 6" X	8'	Opens into E	ENTRY_107		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Closet shelf and rod package	2.75 LF	19.71	54.20	(0.00)	54.20	
Carpet - High grade	269.35 SF	4.39	1,182.45	(0.00)	1,182.45	
Carpet pad - High grade	269.35 SF	0.80	215.48	(0.00)	215.48	
Tackless strip - per LF	65.83 LF	0.67	44.11	(0.00)	44.11	
Clean concrete the floor	269.35 SF	0.22	59.26	(0.00)	59.26	
Carpet - metal transition strip	5.33 LF	3.15	16.79	(0.00)	16.79	
Baseboard - 3 1/4"	65.83 LF	2.96	194.86	(0.00)	194.86	
Seal & paint baseboard - three coat	s 65.83 LF	1.59	104.67	(0.00)	104.67	
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CONTINUED - Room 107

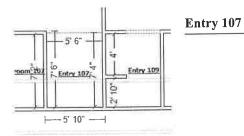
DESCRIPTION	QN'	TY	UNIT COST	RCV	DEPREC.	ACV
1/2" drywall - hung, taped, floated,	729.71	SF	1.67	1,218.62	(0.00)	1,218.62
ready for paint R&R Packaged air conditioning unit	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
- 2.5 ton 13 SEER	1100	2.1	2,023.02	-,	,	
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50		1.59	31.01	(0.00)	31.01
Seal the walls w/latex based stain blocker - one coat	526.67	SF	0.46	242.27	(0.00)	242.27
Wallpaper - High grade	526.67	SF	2.34	1,232.41	(0.00)	1,232.41
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Clean stud wall - Heavy	796.01	SF	0.77	612.93	(0.00)	612.93
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Outlet	3.00	EA	12.60	37.80	(0.00)	37.80
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EΑ	48.67	97.34	(0.00)	97.34
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.80
Light fixture	1.00	EA	75.48	75.48	(0.00)	75.48
110 volt metal clad copper wiring and box - rough in only	9.00	EA	123.52	1,111.68	(0.00)	1,111.68
Seal/prime then paint the ceiling twice (3 coats)	269.35	SF	0.98	263.96	(0.00)	263.96
Mask and prep for paint - plastic, paper, tape (per LF)	65.83	LF	1.04	68.46	(0.00)	68.46
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00	EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00	EA	448.77	448.77	(0.00)	448.7
Custom built in bed - Rrice may vary based on actual invoices	1.00	EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	269.35	SF	5.00	1,346.75	(0.00)	1,346.75
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CONTINUED - Room 107

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Dwelling Totals: Code upgrades Totals:			20,207.27 1,346.75	0.00 0.00	20,207.27 1,346.75
Totals: Room 107			21,554.02	0.00	21,554.02



162.67 SF Walls 203.00 SF Walls & Ceiling 4.48 SY Flooring

20.33 LF Ceil. Perimeter

40.33 SF Ceiling 40.33 SF Floor 20.33 LF Floor Perimeter

Height: 8'

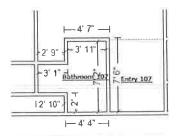
Missing Wall	5' 6" 2	K 8'	Opens into ROOM_107			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Clean floor - tile - Heavy clean	40.33 SF	0.71	28.63	(0.00)	28.63	
Tile floor covering - High grade	40.33 SF	11.12	448.47	(0.00)	448.47	
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67	
Baseboard - 3 1/4"	20.33 LF	2.96	60.18	(0.00)	60.18	
Seal & paint baseboard - three coats	20.33 LF	1.59	32.32	(0.00)	32.32	
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78	
Clean stud wall - Heavy	203.00 SF	0.77	156.31	(0.00)	156.31	
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48	
Switch	2.00 EA	12.64	25.28	(0.00)	25.28	
110 volt metal clad copper wiring and box - rough in only	3.00 EA	123.52	370.56	(0.00)	370.56	
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00	
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36	
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76	
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16	
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53	
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78	
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CONTINUED - Entry 107

DESCRIPTION	QNTY	UNIT COST	RCV_	DEPREC.	ACV
Door lockset & deadbolt - exterior -	1.00 EA	129.64	129.64	(0.00)	129.64
High grade	1.00 211			, ,	
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	203.00 SF	1.67	339.01	(0.00)	339.01
Seal the walls w/latex based stain	162.67 SF	0.46	74.83	(0.00)	74.83
blocker - one coat Wallpaper - High grade	162.67 SF	2.34	380.65	(0.00)	380.65
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry Remove Additional labor to remove tile from concrete slab	40.33 SF	1.45	58.48	(0.00)	58.48
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	40.33 SF	5.00	201.65	(0.00)	201.65
Dwelling Totals:			4,543.37	0.00	4,543.37
Code upgrades Totals:			201.65	0.00	201.65
Totals: Entry 107			4,745.02	0.00	4,745.02



Bathroom 107	Height: 7' 6"
212.50 SF Walls	36.97 SF Ceiling

212.50 SF Walls
249.47 SF Walls & Ceiling
4.11 SY Flooring
28.33 LF Ceil. Perimeter

36.97 SF Floor28.33 LF Floor Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING Clean floor - tile - Heavy clean Tile floor covering - High grade	36.97 SF 36.97 SF	0.71 11.12	26.25 411.11	(0.00) (0.00)	26.25 411.11
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CONTINUED - Bathroom 107

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Toilet - Detach & reset	1.00	EA	247.95	247.95	(0.00)	247.95
Toilet seat - High grade	1.00		74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00		44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung	1.00		152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.70
Door knob - interior	1.00	EA	39.40	39.40	(0.00)	39.4
1/2" drywall - hung, taped, floated, ready for paint	212.50	SF	1.67	354.88	(0.00)	354.88
Seal part of the walls w/latex based stain blocker - one coat	99.17		0.46	45.62	(0.00)	45.6
Wallpaper - High grade	99.17		2.34	232.06	(0.00)	232.0
Shower curtain rod	1.00		27.11	27.11	(0.00)	27.1
Suspended ceiling tile - 2' x 4'	36.97		1.60	59.15	(0.00)	59.1
Suspended ceiling grid - 2' x 4'	36.97	SF	1.14	42.15	(0.00)	42.1
Heat/AC register - Mechanically attached	1.00	EA	24.73	24.73	(0.00)	24.7
Ductwork system - hot and cold air (per run)	1.00	EA	322.53	322.53	(0.00)	322.5
Bathroom ventilation fan w/light	1.00		188.77	188.77	(0.00)	188.7
Ceramic/porcelain tile	113.33	SF	12.61	1,429.09	(0.00)	1,429.0
Ceramic tile - bullnose - 2" x 6"	28.33	LF	11.07	313.61	(0.00)	313.6
Angle stop valve	3.00	EA	34.97	104.91	(0.00)	104.9
Towel Rack Bathroom Shelf with Towel Bar	1.00	EA	100.00	100.00	(0.00)	100.0
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.8
Clean stud wall - Heavy	249.47	SF	0.77	192.09	(0.00)	192.0
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.4
Switch	2.00	EA	12.64	25.28	(0.00)	25.2
Light fixture	1.00	EA	75.48	75.48	(0.00)	75.4
Fluorescent - one tube - 4' - strip light	1.00	EA	77.38	77.38	(0.00)	77.3
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.0
Fiberglass shower unit	1.00	EA	762.02	762.02	(0.00)	762.0
Handicap grab bar - Stainless steel, 1 1/2" x 30"	2.00	EA	67.86	135.72	(0.00)	135.7
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CONTINUED - Bathroom 107

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Detach & Reset Shower faucet	1.00 EA	80.03	80.03	(0.00)	80.03
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Clean tub / shower faucet - Heavy	1.00 EA	13.74	13.74	(0.00)	13.74
Remove Additional labor to remove tile from concrete slab	36.97 SF	1.45	53.61	(0.00)	53.61
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES					10405
Concealed fire sprinkler system (SF of bldg)	36.97 SF	5.00	184.85	(0.00)	184.85
Dwelling Totals:			9,101.89	0.00	9,101.89 184.85
Code upgrades Totals:			184.85	0.00	104.03
Totals: Bathroom 107			9,286.74	0.00	9,286.74

R	oom 109				Height: 8'
	505.33 SI	F Walls		262.01 SF Ceiling	
JII	767.35 SI	F Walls & Ceiling		262.01 SF Floor	
Section 204 Novel 255		Y Flooring		63.17 LF Floor Perin	neter
	63.17 L	F Ceil. Perimeter			
Missing Wall	3' 4" X	8'	Opens into E	ENTRY_109	
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Carpet - High grade	262.01 SF	4.39	1,150.22	(0.00)	1,150.22
Carpet pad - High grade	262.01 SF	0.80	209.61	(0.00)	209.61
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CONTINUED - Room 109

DESCRIPTION	QN'	ΤY	UNIT COST	RCV	DEPREC.	ACV
T 11 IT	63.17	TE	0.67	42.32	(0.00)	42.32
Tackless strip - per LF	262.01		0.22	57.64	(0.00)	57.64
Clean concrete the floor	3.58		3.15	11.28	(0.00)	11.28
Carpet - metal transition strip	63.17		2.96	186.98	(0.00)	186.98
Baseboard - 3 1/4"			1.59	100.44	(0.00)	100.44
Scal & paint baseboard - three coats	63.17		1.67	1,170.74	(0.00)	1,170.74
1/2" drywall - hung, taped, floated,	701.04	SF	1.07	1,170.74	(0.00)	1,170.7
ready for paint R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00	EA	361.37	361.37	(0.00)	361.3
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00		332.48	332.48	(0.00)	332.4
Add. charge for a retrofit window, 12-23 sf - difficult	1.00		214.98	214.98	(0.00)	214.9
Casing - 2 1/4"	19.50		1.87	36.47	(0.00)	36.4
Seal & paint casing - three coats	19.50		1.59	31.01	(0.00)	31.0
Wallpaper border	63.17	LF	2.40	151.61	(0.00)	151.6
Seal the walls w/latex based stain blocker - one coat	505.33	SF	0.46	232.45	(0.00)	232.4
Wallpaper - High grade	505.33	SF	2.34	1,182.47	(0.00)	1,182.4
Seal & texture paint the ceiling	262.01	SF	0.91	238.43	(0.00)	238.4
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.8
Clean stud wall - Heavy	767.35	SF	0.77	590.86	(0.00)	590.8
Light fixture - High grade	1.00	EA	104.53	104.53	(0.00)	104.5
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.8
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.9
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.3
Outlet	3.00	EA	12.60	37.80	(0.00)	37.8
Switch	2.00	EA	12.64	25.28	(0.00)	25.2
110 volt metal clad copper wiring and box - rough in only	9.00	EA	123.52	1,111.68	(0.00)	1,111.6
Mirror - 1/4" plate glass - gold veined or smoked	79.55	SF	13.30	1,058.02	(0.00)	1,058.0
Add metal J channel to a mirror	50.50	LF	3.87	195.44	(0.00)	195.4
Additional cost to bevel a mirror up to 1"	79.00	LF	5.40	426.60	(0.00)	426.0
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CONTINUED - Room 109

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Mask and prep for paint - plastic,	63.17 LF	1.04	65.70	(0.00)	65.70
paper, tape (per LF) Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
Dwelling Totals: Code upgrades Totals:			21,796.66 1,310.05	0.00 0.00	21,796.66 1,310.05
Totals: Room 109			23,106.71	0.00	23,106.71

	109				Height: 8'
	204.96 SI	F Walls		37.51 SF Ceiling	
T 2 dester 100 Bathroom 109		Walls & Ceiling		37.56 SF Floor	
107 Fentry 109 Nathroom 109		Y Flooring		25.62 LF Floor Perin	neter
5' 8'		F Ceil. Perimeter			
Missing Wall	3' 4" X	8'	Opens into F	ROOM_109	
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	242.47 SF	0.77	186.70	(0.00)	186.70
File floor covering - High grade	37.56 SF	12.36	464.24	(0.00)	464.24
Mortar bed for tile floors	37.56 SF	5.04	189.30	(0.00)	189.30
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
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CONTINUED - Entry 109

DESCRIPTION	QNT	Y U	NIT COST	RCV	DEPREC.	ACV
Daint de autwinders trim le jamb ?	2.00 E	Δ	23.38	46.76	(0.00)	46.76
Paint door/window trim & jamb - 2 coats (per side)	2,00 15	A	23.50	10.70	(0.00)	
Door knocker	1.00 E.	A	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 E.		14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 E.		20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00 E		129.64	129.64	(0.00)	129.64
High grade						
Door security chain set	1.00 E	EΑ	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	242.47 S	SF	1.67	404.92	(0.00)	404.92
Seal & texture paint the ceiling	37.51 S	SF	0.91	34.13	(0.00)	34.13
Seal the walls w/latex based stain blocker - one coat	204.96 S	SF	0.46	94.28	(0.00)	94.28
Wallpaper border	25.62 L	L F	2.40	61.49	(0.00)	61.49
Wallpaper - High grade	204.96 S	SF	2.34	479.61	(0.00)	479.61
Closet shelf and rod package	2.67 L	LF	19.71	52.63	(0.00)	52.63
Switch	2.00 E	EΑ	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 E	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 E	EΑ	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 E	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 E		123.52	617.60	(0.00)	617.60
Vanity top - one sink - cultured marble - High grade	4.08 I		121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 E		55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 E	EΑ	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 E		202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00		11.88	142.56	(0.00)	142.50
Door stop - wall or floor mounted	1.00 E	EΑ	11.67	11.67	(0.00)	11.6
Door sweep	1.00 E	EΑ	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 I	LF	3.87	30.96	(0.00)	30.90
Steel door frame - Add to install in existing masonry	1.00 E	EA	250.00	250.00	(0.00)	250.00
Rough in plumbing - per fixture	1.00 E	EA	546.66	546.66	(0.00)	546.60
CODE UPGRADES					(0.00)	107.0
Concealed fire sprinkler system (SF of bldg)	37.56	SF	5.00	187.80	(0.00)	187.8
Dwelling Totals:				6,215.52	0.00	6,215.52
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Insurance Doctor

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Bathroom 109

CONTINUED - Entry 109

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Code upgrades Totals:			187.80	0.00	187.80
Totals: Entry 109			6,403.32	0.00	6,403.32

215.00 SF Walls

102 103 103 103 104 105 107 107 107 107 107 107 107 107 107 107	5.04 5	F Walls & Ceiling F Flooring F Ceil. Perimeter		45.36 SF Floor 28.67 LF Floor Perimeter			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV		
DWELLING							
Tile floor covering - High grade	45.36 SF	12.36	560.65	(0.00)	560.65		
Mortar bed for tile floors	45.36 SF	5.04	228.61	(0.00)	228.61		
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76		
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28		
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40		
Interior door - Colonist - pre-hung	1.00 EA	152.48	152.48	(0.00)	152.48		
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36		
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76		
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40		
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95		
Tub/shower faucet	1.00 EA	287.45	287.45	(0.00)	287.45		
1/2" drywall - hung, taped, floated, ready for paint	215.00 SF	1.67	359.05	(0.00)	359.05		
Scal part of the walls w/latex based stain blocker - one coat	100.33 SF	0.46	46.15	(0.00)	46.15		
Wallpaper - High grade	100.33 SF	2.34	234.77	(0.00)	234.77		
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11		

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Height: 7' 6"

45.36 SF Ceiling



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CONTINUED - Bathroom 109

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Suspended ceiling tile - 2' x 4'	45.36 SF	1.60	72.58	(0.00)	72.58
Suspended ceiling grid - 2' x 4'	45.36 SF	1.14	51.71	(0.00)	51.71
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	114.67 SF	12.61	1,445.99	(0.00)	1,445.99
Ceramic tile - bullnose - 2" x 6"	28.67 LF	11.07	317.38	(0.00)	317.38
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.67 LF	12.32	353.21	(0.00)	353.21
Rough in plumbing - per fixture	3.00 EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	45.36 SF	5.00	226.80	(0.00)	226.80
Dwelling Totals: Code upgrades Totals:			8,689.56 226.80	0.00 0.00	8,689.56 226.80
Totals: Bathroom 109			8,916.36	0.00	8,916.36

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Room 111

Height: 8'

504.00 SF Walls 766.01 SF Walls & Ceiling 29.11 SY Flooring 63.00 LF Ceil. Perimeter 262.01 SF Ceiling
262.01 SF Floor
63.00 LF Floor Perimeter

63.00 LF Floor Perimeter

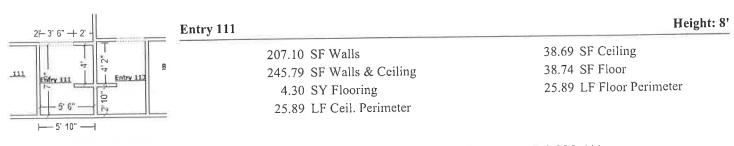
Missing Wall	3' 6'	'' X 8'		Opens into E	NTRY_111	
DESCRIPTION	QNT	Y	UNIT COST	RCV	DEPREC.	ACV
DWELLING						
Clean concrete the floor	262.01 S	SF	0.22	57.64	(0.00)	57.64
Vinyl tile - High grade	262.01 S		5.86	1,535.38	(0.00)	1,535.38
Floor preparation for resilient	262.01 S		0.55	144.11	(0.00)	144.11
flooring						106.40
Baseboard - 3 1/4"	63.00 L	LF	2.96	186.48	(0.00)	186.48
Seal & paint baseboard - three coats	63.00 L	LF	1.59	100.17	(0.00)	100.17
Base shoe	63.00 L	_F	1.11	69.93	(0.00)	69.93
Seal & paint base shoe or quarter	63.00 L	LF	0.60	37.80	(0.00)	37.80
round Clean stud wall - Heavy	504.00 S	SF	0.77	388.08	(0.00)	388.08
1/2" drywall - hung, taped, floated,		SF	1.67	1,168.52	(0.00)	1,168.52
ready for paint R&R Packaged air conditioning unit	1.00 E	EΑ	3,029.88	3,029.88	(0.00)	3,029.88
- 2.5 ton 13 SEER 220 volt metal clad copper wiring,	1.00 E	EΑ	321.69	321.69	(0.00)	321.69
box, outlet, switch	1.00 E	ΞA	75.48	75.48	(0.00)	75.48
Light fixture Vinyl window - awning, 3-6 sf -	1.00 E		361.37	361.37	(0.00)	361.37
High grade	1.00 L	J2 1	501101		, ,	
Vinyl window, picture/fixed, 12-23	1.00 E	EA	332.48	332.48	(0.00)	332.48
sf - Premium grade Add. charge for a retrofit window,	1.00 E	EΑ	214.98	214.98	(0.00)	214.98
12-23 sf - difficult Casing - 2 1/4"	19.50 I	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 I		1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy		SF	0.33	21.88	(0.00)	21.88
Seal/prime then paint the walls and	766.01		1.18	903.89	(0.00)	903.89
ceiling twice (3 coats) - 2 colors Mask and prep for paint - plastic,	63.00	LF	1.04	65.52	(0.00)	65.52
paper, tape (per LF) Light fixture - wall sconce - High	2.00 E	EA	154.60	309.20	(0.00)	309.20
grade	1.00 H	FΔ	104.53	104.53	(0.00)	104.53
Light fixture - High grade	2.00 E		12.64	25.28	(0.00)	25.28
Switch	3.00 I		12.60	37.80	(0.00)	37.80
Outlet	3.00 1	LA	12.00	57.00	3/31/2017	Page: 2
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CONTINUED - Room 111

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
	8.00 EA	123.52	988.16	(0.00)	988.16
110 volt metal clad copper wiring	8.00 EA	123.32	700.10	(0.00)	
and box - rough in only Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
-	1.00 EA		633.08	(0.00)	633.08
Fireplace mantel - stain grade or hardwood - prefab.	1.00 E/I	023.00		, ,	
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium	24.00 SF	16.71	401.04	(0.00)	401.04
grade	2				
Crown molding - 3 1/4"	63.00 LF	3.26	205.38	(0.00)	205.38
Seal & paint crown molding - three	63.00 LF	1.66	104.58	(0.00)	104.58
coats					26.00
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18	1.00 EA	549.91	549.91	(0.00)	549.91
cf - Standard grade				(0.00)	440 77
Microwave oven	1.00 EA		448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
Dwelling Totals:			16,681.43	0.00	16,681.43
Code upgrades Totals:			1,310.05	0.00	1,310.05
Totals: Room 111			17,991.48	0.00	17,991.48



Missing Wall

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3' 6" X 8'

Opens into ROOM_111

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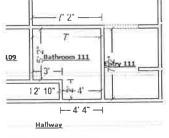
DESCRIPTION	QNT	Y UN	IIT COST	RCV	DEPREC.	ACV
DWELLING						
Clean stud wall - Heavy	207.10 S	SF	0.77	159.47	(0.00)	159.47
Clean floor - tile - Heavy clean	38.74 S	SF	0.71	27.51	(0.00)	27.51
Tile floor covering - High grade	38.74		11.12	430.79	(0.00)	430.79
Door sweep	1.00 E	EΑ	25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00 I	LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 E		1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 E		28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 E	EΑ	23.38	46.76	(0.00)	46.76
Door knocker	1.00 E	EΑ	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 E	EΑ	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 E	EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 E	EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 E	EΑ	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	245.79	SF	1.67	410.47	(0.00)	410.47
Closet shelf and rod package	2.67 I	LF	19.71	52.63	(0.00)	52.63
Switch	2.00 E	EΑ	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 E	EΑ	27.48	27.48	(0.00)	27.48
Outlet	1.00 E	EΑ	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 E	EΑ	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 E	EΑ	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 E	EΑ	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 E	EΑ	34.97	69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00 I	LF	5.40	75.60	(0.00)	75.60
Door stop - wall or floor mounted	1.00 E	EΑ	11.67	11.67	(0.00)	11.67
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	245.79	SF	1.18	290.03	(0.00)	290.03
Mask and prep for paint - plastic, paper, tape (per LF)	25.89 I	LF	1.04	26.93	(0.00)	26.93
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97	SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00 E	EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 E	EA	123.12	123.12	(0.00)	123.12
Clean sink faucet - Heavy	1.00 E	EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00	LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in existing masonry	1.00 E	EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	38.74	SF	1.45	56.17	(0.00)	56.17
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CONTINUED - Entry 111

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	38.74 SF	5.00	193.70	(0.00)	193.70
Dwelling Totals: Code upgrades Totals:			6,678.55 193.70	0.00 0.00	6,678.55 193.70
Totals: Entry 111			6,872.25	0.00	6,872.25



Bathroom 111

212.50 SF Walls 256.67 SF Walls & Ceiling

4.91 SY Flooring

28.33 LF Ceil. Perimeter

Height: 7' 6"

44.17 SF Ceiling 44.17 SF Floor

28.33 LF Floor Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	212.50 SF	0.77	163.63	(0.00)	163.63
Clean floor - tile - Heavy clean	44.17 SF	0.71	31.36	(0.00)	31.36
Tile floor covering - High grade	44.17 SF	11.12	491.17	(0.00)	491.17
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
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CONTINUED - Bathroom 111

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
	1.00	T. A	932.95	932.95	(0.00)	932.95
Fiberglass tub & shower combination - High grade	1.00	EA	932.93	752.75	(0.00)	752.75
Tub/shower faucet - Detach & reset	1.00	EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00	EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	212.50	SF	1.67	354.88	(0.00)	354.88
Shower curtain rod	1.00	EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	44.17	SF	1.60	70.67	(0.00)	70.67
Suspended ceiling grid - 2' x 4'	44.17	SF	1.14	50.35	(0.00)	50.35
Heat/AC register - Mechanically attached	1.00	EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00	EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Switch	1.00	EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	212.50	SF	12.61	2,679.63	(0.00)	2,679.63
Angle stop valve	1.00	EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00	EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00	EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.33	LF	12.32	349.03	(0.00)	349.03
Remove Additional labor to remove tile from concrete slab	44.17	SF	1.45	64.05	(0.00)	64.05
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	44.17	SF	5.00	220.85	(0.00)	220.85
Dwelling Totals:				8,906.39	0.00	8,906.39
Code upgrades Totals:				220.85	0.00	220.85
Totals: Bathroom 111				9,127.24	0.00	9,127.24

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Room 113

1 4-7 4 77	760.40 S 28.64 S	SF Walls SF Walls & Ceiling SY Flooring LF Ceil. Perimeter		257.74 SF Ceiling 257.74 SF Floor 62.83 LF Floor Perimeter		
Missing Wall	3' X 8	i	Opens into E	ENTRY_113		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Clean stud wall - Heavy	760.40 SF	0.77	585.51	(0.00)	585.51	
Carpet - High grade	257.74 SF	4.39	1,131.48	(0.00)	1,131.48	
Carpet - High grade Carpet pad - High grade	257.74 SF	0.80	206.19	(0.00)	206.19	
Tackless strip - per LF	62.83 LF	0.67	42.10	(0.00)	42.10	
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70	
Carpet - metal transition strip	3.58 LF	3.15	11.28	(0.00)	11.28	
Baseboard - 3 1/4"	62.83 LF	2.96	185.98	(0.00)	185.98	
Seal & paint baseboard - three coats	62.83 LF	1.59	99.90	(0.00)	99.9	
1/2" drywall - hung, taped, floated,	694.10 SF	1.67	1,159.15	(0.00)	1,159.1	
ready for paint	054.10 51	2.0.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,		
R&R Packaged air conditioning unit	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.8	
- 2.5 ton 13 SEER				(0.00)	221.6	
220 volt metal clad copper wiring,	1.00 EA	321.69	321.69	(0.00)	321.6	
box, outlet, switch	1.00 51	271.27	361.37	(0.00)	361.3	
Vinyl window - awning, 3-6 sf -	1.00 EA	361.37	301.37	(0.00)	501.5	
High grade	1.00 EA	332.48	332.48	(0.00)	332.4	
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.10	2227.0	,		
Add. charge for a retrofit window,	1.00 EA	214.98	214.98	(0.00)	214.9	
12-23 sf - difficult						
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.4	
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.0	
Wallpaper border	62.83 LF	2.40	150.79	(0.00)	150.7	
Seal the walls w/latex based stain	502.67 SF	0.46	231.23	(0.00)	231.2	
blocker - one coat				(0.00)	1 176 2	
Wallpaper - High grade	502.67 SF		1,176.25	(0.00)	1,176.2	
Seal & texture paint the ceiling	257.74 SF		234.54	(0.00)	234.5	
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.8	

1.04

12.60

154.60

12.64

65.34

37.80

25.28

463.80

62.83 LF

3.00 EA

3.00 EA

2.00 EA

paper, tape (per LF)

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Outlet

grade

Switch

Mask and prep for paint - plastic,

Light fixture - wall sconce - High

(0.00)

(0.00)

(0.00)

(0.00)

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65.34

37.80

463.80

25.28

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Height: 8'

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CONTINUED - Room 113

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Light fixture - High grade	1.00	EA	104.53	104.53	(0.00)	104.53
110 volt metal clad copper wiring and box - rough in only	9.00	EA	123.52	1,111.68	(0.00)	1,111.68
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00	EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00	EA	448.77	448.77	(0.00)	448.77
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	257.74	SF	5.00	1,288.70	(0.00)	1,288.70
Dwelling Totals:				12,562.29	0.00	12,562.29
Code upgrades Totals:				1,288.70	0.00	1,288.70
Totals: Room 113				13,850.99	0.00	13,850.99

-2' +-3' -2"	Entry 113				Height: 8'	
4 4 Bathroom 113	208.22 SI		36.77 SF Ceiling 36.83 SF Floor			
1 Entry 111 50 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4.09 S	244.99 SF Walls & Ceiling 4.09 SY Flooring 26.03 LF Ceil. Perimeter		26.03 LF Floor Perimeter		
Missing Wall	3' X 8'		Opens into R	ROOM_113		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Clean stud wall - Heavy	244.99 SF	0.77	188.64	(0.00)	188.64	
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78	
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00	
Paint door slab only - 2 coats (side)	(per 2.00 EA	28.18	56.36	(0.00)	56.36	
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CONTINUED - Entry 113

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76
coats (per side) Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
	1.00 EA	14.53	14.53	(0.00)	14.53
Door peep hole	1.00 EA	20.78	20.78	(0.00)	20.78
Door signs - Room number Door lockset & deadbolt - exterior -	1.00 EA 1.00 EA	129.64	129.64	(0.00)	129.64
High grade	1.00 EA	123.04	129.04	(0.00)	127.04
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated,	244.99 SF	1.67	409.13	(0.00)	409.13
ready for paint	211122			()	
Seal & texture paint the ceiling	36.77 SF	0.91	33.46	(0.00)	33.46
Seal the walls w/latex based stain	208.22 SF	0.46	95.78	(0.00)	95.78
blocker - one coat					
Wallpaper border	26.03 LF	2.40	62.47	(0.00)	62.47
Wallpaper - High grade	208.22 SF	2.34	487.23	(0.00)	487.23
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring	5.00 EA	123.52	617.60	(0.00)	617.60
and box - rough in only					
Vanity top - one sink - cultured marble - High grade	4.08 LF	121.37	495.19	(0.00)	495.19
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Clean floor - tile - Heavy clean	36.83 SF	0.71	26.15	(0.00)	26.15
Tile floor covering - High grade	36.83 SF	11.12	409.55	(0.00)	409.55
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry	1.00 211	200.00	20000	()	
Remove Additional labor to remove tile from concrete slab	36.83 SF	1.45	53.40	(0.00)	53.40
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
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CONTINUED - Entry 113

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	36.83 SF	5.00	184.15	(0.00)	184.15
Dwelling Totals: Code upgrades Totals:			5,996.52 184.15	0.00 0.00	5,996.52 184.15
Totals: Entry 113			6,180.67	0.00	6,180.67

F 8"	Bathroom 113	Height: 7' 6"
13 icBathroom 113 icB	225.00 SF Walls 273.75 SF Walls & Ceiling 5.42 SY Flooring 30.00 LF Ceil. Perimeter	48.75 SF Ceiling 48.75 SF Floor 30.00 LF Floor Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	225.00 SF	0.77	173.25	(0.00)	173.25
Clean floor - tile - Heavy clean	48.75 SF	0.71	34.61	(0.00)	34.61
Tile floor covering - High grade	48.75 SF	11.12	542.10	(0.00)	542.10
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00 EA	932.95	932.95	(0.00)	932.95
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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Bathroom 113

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Tub/shower faucet - Detach & reset	1.00 EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 EA		13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	225.00 SF		375.75	(0.00)	375.75
Shower curtain rod	1.00 EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	48.75 SI	1.60	78.00	(0.00)	78.00
Suspended ceiling grid - 2' x 4'	48.75 SI	1.14	55.58	(0.00)	55.58
Heat/AC register - Mechanically attached	1.00 EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	225.00 SI	12.61	2,837.25	(0.00)	2,837.25
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Bar Towel Bar	1.00 EA	A 100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 EA	A 123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	30.00 L	F 12.32	369.60	(0.00)	369.60
Remove Additional labor to remove tile from concrete slab	48.75 S	F 1.45	70.69	(0.00)	70.69
Rough in plumbing - per fixture	3.00 E	4 546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES					0.40.75
Concealed fire sprinkler system (SF of bldg)	48.75 S	F 5.00	243.75	(0.00)	243.75
Dwelling Totals:			9,188.45	0.00	9,188.45 243.75
Code upgrades Totals:			243.75	0.00	
Totals: Bathroom 113			9,432.20	0.00	9,432.20

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12-23 sf - difficult

paper, tape (per LF)

Fireplace face, brick

hardwood - prefab.

grade

Fireplace hearth - brick

Crown molding - 3 1/4"

Seal & paint casing - three coats

Mask and prep for paint - plastic,

Fireplace mantel - stain grade or

Ceramic/porcelain tile - Premium

Clean the surface area - Heavy

Casing - 2 1/4"

Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Room 115

Base 145 Base 145	28.64 S	F Walls F Walls & Ceiling Y Flooring F Ceil. Perimeter		257.74 SF Ceiling 257.74 SF Floor 62.58 LF Floor Perimeter		
Missing Wall	3' 3" X	8'	Opens into E	NTRY_115		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70	
Vinyl tile - High grade	257.74 SF	5.86	1,510.36	(0.00)	1,510.36	
Floor preparation for resilient flooring	257.74 SF	0.55	141.76	(0.00)	141.76	
Baseboard - 3 1/4"	62.58 LF	2.96	185.24	(0.00)	185.24	
Seal & paint baseboard - three coats	62.58 LF	1.59	99.50	(0.00)	99.50	
Base shoe	62.58 LF	1.11	69.46	(0.00)	69.46	
Seal & paint base shoe or quarter round	62.58 LF	0.60	37.55	(0.00)	37.55	
Clean stud wall - Heavy	502.02 SF	0.77	386.56	(0.00)	386.56	
1/2" drywall - hung, taped, floated, ready for paint	693.45 SF	1.67	1,158.06	(0.00)	1,158.06	
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88	
220 volt metal clad copper wiring, box, outlet, switch	1.00 EA	321.69	321.69	(0.00)	321.69	
Vinyl window - awning, 3-6 sf - High grade	1.00 EA	361.37	361.37	(0.00)	361.37	
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 EA	332.48	332.48	(0.00)	332.48	
Add. charge for a retrofit window,	1.00 EA	214.98	214.98	(0.00)	214.98	

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1.87

1.59

0.33

1.04

15.97

633.08

28.59

16.71

3.26

19.50 LF

19.50 LF

66.31 SF

62.58 LF

24.00 SF

1.00 EA

32.00 SF

24.00 SF

62.58 LF

36.47

31.01

21.88

65.08

383.28

633.08

914.88

401.04

204.01

36.47

31.01

21.88

65.08

383.28

633.08

914.88

401.04

204.01

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 115

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint crown molding - three	62.58 LF	1.66	103.88	(0.00)	103.88
coats					160.00
Light fixture - wall sconce - High	3.00 EA	154.60	463.80	(0.00)	463.80
grade			0.5.00	(0,00)	25.28
Switch	2.00 EA		25.28	(0.00)	
Outlet	3.00 EA		37.80	(0.00)	37.80
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Mirror - 1/4" plate glass - gold veined or smoked	99.33 SF	13.30	1,321.09	(0.00)	1,321.09
Add metal J channel to a mirror	14.83 LF	3.87	57.39	(0.00)	57.39
Additional cost to bevel a mirror up to 1"	116.00 LF	5.40	626.40	(0.00)	626.40
Seal/prime then paint the walls and ceiling twice (3 coats)	759.76 SI	0.98	744.56	(0.00)	744.56
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA		549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	257.74 S	5.00	1,288.70	(0.00)	1,288.70
Dwelling Totals:			18,456.14	0.00	18,456.14
Code upgrades Totals:			1,288.70	0.00	1,288.70
Totals: Room 115			19,744.84	0.00	19,744.84

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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Entry 115

	25-3'3"+2'-	<u>.</u>	
115	Entry US	1 6 6 6 4 6 6 7	Bath
	5' 3" — 5' 7" —	-3.5"	

199.35 SF Walls 238.00 SF Walls & Ceiling 4.30 SY Flooring 26.29 LF Ceil. Perimeter

38.65 SF Ceiling 38.70 SF Floor 26.29 LF Floor Perimeter

Height: 7' 7"

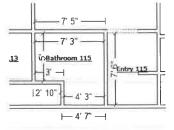
Missing Wall	3' 3" 2	K 7' 7''	Opens into R		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean floor - tile - Heavy clean	38.70 SF	0.71	27.48	(0.00)	27.48
File floor covering - High grade	38.70 SF	11.12	430.34	(0.00)	430.34
•	26.29 LF	17.43	458.23	(0.00)	458.23
Tile base	238.00 SF	0.77	183.26	(0.00)	183.26
Clean stud wall - Heavy Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Pre-hung Kalamein door	2.00 EA	•	56.36	(0.00)	56.36
Paint door slab only - 2 coats (per	2.00 EA	20.10	20,20	(/	
side) Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76
coats (per side) Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA		14.53	(0.00)	14.53
Door signs - Room number	1.00 EA		20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00 EA		129.64	(0.00)	129.64
High grade	1,00 211				
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.00 SF	1.67	397.46	(0.00)	397.46
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA		25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA		27.48	(0.00)	27.48
Outlet	1.00 EA		12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA		75.28	(0.00)	75.28
110 volt metal clad copper wiring	5.00 EA		617.60	(0.00)	617.60
and box - rough in only Vanity top - one sink - cultured	4.08 LI		495.19	(0.00)	495.19
marble - High grade	1.00 5.4	55.18	55.18	(0.00)	55.18
P-trap assembly - ABS (plastic)	1.00 EA		69.94	(0.00)	69.94
Angle stop valve	2.00 EA		202.98	(0.00)	202.98
Sink faucet - Bathroom	1.00 EA			(0.00)	142.50
Mirror - 1/4" plate glass	12.00 SI		142.56		11.67
Door stop - wall or floor mounted	1.00 EA		11.67	(0.00)	25.02
Door sweep	1.00 EA	A 25.02	25.02	(0.00)	23.02
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 115

DESCRIPTION	QNT	Y UNIT COST	RCV	DEPREC.	ACV
	0.00 1	7.00	20.06	(0.00)	30.96
Add metal J channel to a mirror	8.00 L			(0.00)	
Seal/prime then paint the walls and ceiling twice (3 coats)	238.00 S	F 0.99	3 233.24	(0.00)	233.24
Clean sink faucet - Heavy	1.00 E	A 9.73	9.72	(0.00)	9.72
Sink faucet - Detach & reset	1.00 E	A 123.1	123.12	(0.00)	123.12
Steel door frame - Add to install in existing masonry	1.00 E.	A 250.0	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	38.70 S	F 1.4	5 56.12	(0.00)	56.12
Rough in plumbing - per fixture	1.00 E	A 546.6	5 546.66	(0.00)	546.66
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	38.70 S	F 5.0	193.50	(0.00)	193.50
Dwelling Totals: Code upgrades Totals:			6,219.82 193.50	0.00 0.00	6,219.82 193.50
Totals: Entry 115			6,413.32	0.00	6,413.32



Bathroom 115

221.25 SF Walls268.13 SF Walls & Ceiling5.21 SY Flooring29.50 LF Ceil. Perimeter

Height: 7' 6"

46.88 SF Ceiling 46.88 SF Floor

29.50 LF Floor Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	221.25 SF	0.77	170.36	(0.00)	170.36
Clean floor - tile - Heavy clean	46.88 SF	0.71	33.28	(0.00)	33.28
Tile floor covering - High grade	46.88 SF	11.12	521.31	(0.00)	521.31
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Bathroom 115

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Toilet seat - High grade	1.00	EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00		44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00		152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00	EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00	EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00	EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00	EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	221.25	SF	1.67	369.49	(0.00)	369.49
Shower curtain rod	1.00	EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	46.88	SF	1.60	75.01	(0.00)	75.01
Suspended ceiling grid - 2' x 4'	46.88	SF	1.14	53.44	(0.00)	53.44
Heat/AC register - Mechanically attached	1.00	EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00	EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Switch	1.00	EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	221.25	SF	12.61	2,789.96	(0.00)	2,789.96
Angle stop valve	1.00	EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00	EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00	EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	29.50	LF	12.32	363.44	(0.00)	363.44
Remove Additional labor to remove tile from concrete slab	46.88	SF	1.45	67.98	(0.00)	67.98
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	46.88	SF	5.00	234.40	(0.00)	234.40

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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Bathroom 115

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Dwelling Totals: Code upgrades Totals:			9,095.89 234.40	0.00 0.00	9,095.89 234.40
Totals: Bathroom 115			9,330.29	0.00	9,330.29

-9.4	-			
ftom.i	ue.	30.00	3mmr, 3.3.	2
 2 2 41	- f.t			

508.67	SF Walls
772.82	SF Walls & Ceiling
29.35	SY Flooring
63.58	LF Ceil Perimeter

Room 117

264.15 SF Ceiling 264.15 SF Floor 63.58 LF Floor Perimeter

Height: 8'

Missing Wall	3' 3"	X 8'	Opens into E		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean concrete the floor	264.15 SI	0.22	58.11	(0.00)	58.11
Vinyl tile - High grade	264.15 SI	5.86	1,547.92	(0.00)	1,547.92
Floor preparation for resilient flooring	264.15 SI	0.55	145.28	(0.00)	145.28
Baseboard - 3 1/4"	63.58 L	2.96	188.20	(0.00)	188.20
Seal & paint baseboard - three coats	63.58 L	1.59	101.09	(0.00)	101.09
Base shoe	63.58 L	1.11	70.57	(0.00)	70.57
Seal & paint base shoe or quarter round	63.58 L	0.60	38.15	(0.00)	38.13
Clean stud wall - Heavy	508.67 S	E 0.77	391.68	(0.00)	391.68
1/2" drywall - hung, taped, floated, ready for paint	706.51 S	1.67	1,179.87	(0.00)	1,179.8
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 E	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 E	A 321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 E	A 361.37	361.37	(0.00)	361.3
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 E	A 332.48	332.48	(0.00)	332.4
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CONTINUED - Room 117

DESCRIPTION	QNTY	UNIT	COST	RCV	DEPREC.	ACV
Add. charge for a retrofit window,	1.00 EA	. 2	214.98	214.98	(0.00)	214.98
12-23 sf - difficult					(0.00)	26.47
Casing - 2 1/4"	19.50 LF	7	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	₹	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	7	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	63.58 LF	F	1.04	66.12	(0.00)	66.12
Fireplace face, brick	24.00 SI	F	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	A	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SI	F	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium	24.00 SI	F	16.71	401.04	(0.00)	401.04
grade Crown molding - 3 1/4"	63.58 L	F	3.26	207.27	(0.00)	207.27
Stain & finish crown molding	63.58 L		1.25	79.48	(0.00)	79.48
Switch	1.00 EA		12.64	12.64	(0.00)	12.64
Outlet	3.00 E		12.60	37.80	(0.00)	37.80
110 volt metal clad copper wiring	5.00 E		123.52	617.60	(0.00)	617.60
and box - rough in only Light fixture - High grade	1.00 E	A	104.53	104.53	(0.00)	104.53
Seal/prime then paint more than the	366.82 S		0.98	359.48	(0.00)	359.48
room height twice (3 coats) Seal part of the walls w/latex based	406.00 S	F	0.46	186.76	(0.00)	186.76
stain blocker - one coat Wallpaper - Premium grade	406.00 S	F	2.52	1,023.12	(0.00)	1,023.12
Phone, TV, or speaker outlet	2.00 E		18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 E		48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18	1.00 E		549.91	549.91	(0.00)	549.91
cf - Standard grade Microwave oven	1.00 E	A	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 E		,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES					(0.00)	1 220 75
Concealed fire sprinkler system (SF of bldg)	264.15 S	SF 	5.00	1,320.75	(0.00)	1,320.75
Dwelling Totals: Code upgrades Totals:				16,589.17 1,320.75	0.00 0.00	16,589.17 1,320.75
Totals: Room 117				17,909.92	0.00	17,909.92
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and box - rough in only

marble - High grade

Angle stop valve

5L2016-05-24-13055

110 volt metal clad copper wiring

Vanity top - one sink - cultured

P-trap assembly - ABS (plastic)

Door stop - wall or floor mounted

Sink faucet - Detach & reset

Mirror - 1/4" plate glass

Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Entry 117

2' + 3' 3" -2"	1 /					
T to the second	202.26 SI	F Walls		36.02 SF Ceiling		
50 50 60 60 60 60 60 60 60 60 60 60 60 60 60	238.28 SI	F Walls & Ceiling		36.08 SF Floor		
1151 Entry 117	4.01 S	Y Flooring		25.28 LF Floor Perin	neter	
5' 3"		F Ceil. Perimeter				
Missing Wall	3' 3" X	8'	Opens into R	Opens into ROOM_117		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING					102.40	
Clean stud wall - Heavy	238.28 SF	0.77	183.48	(0.00)	183.48	
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.73	
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.0	
Paint door slab only - 2 coats (per	2.00 EA	28.18	56.36	(0.00)	56.3	
side)			4676	(0.00)	46.7	
Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	40.7	
coats (per side)	1.00 EA	34.16	34.16	(0.00)	34.1	
Door knocker	1.00 EA	14.53	14.53	(0.00)	14.5	
Door peep hole	1.00 EA	20.78	20.78	(0.00)	20.7	
Door signs - Room number	1.00 EA	129.64	129.64	(0.00)	129.6	
Door lockset & deadbolt - exterior -	1.00 EA	129.04	127.01	(/		
High grade Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.8	
1/2" drywall - hung, taped, floated,	238.28 SF	1.67	397.93	(0.00)	397.9	
ready for paint	200.20					
Seal & texture paint the ceiling	36.02 SF	0.91	32.78	(0.00)	32.7	
Seal the walls w/latex based stain	202.26 SF	0.46	93.04	(0.00)	93.0	
blocker - one coat			(0.67	(0,00)	60.6	
Wallpaper border	25.28 LF	2.40	60.67	(0.00)	473.2	
Wallpaper - High grade	202.26 SF	2.34	473.29	(0.00)	52.6	
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	25.2	
Switch	2.00 EA	12.64	25.28	(0.00)	27.4	
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	12.0	
Outlet	1.00 EA	12.60	12.60	(0.00)	75.2	
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	/3.2	

123.52

121.37

55.18

34.97

123.12

11.88

11.67

5.00 EA

4.08 LF

1.00 EA

2.00 EA

1.00 EA

12.00 SF

1.00 EA

Case ID: 180103962

617.60

495.19

55.18

69.94

123.12

142.56

11.67

Page: 45

(0.00)

(0.00)

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(0.00)

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3/31/2017

617.60

495.19

55.18

69.94

123.12

142.56

11.67

Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 117

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Clean floor - tile - Heavy clean	36.08 SF	0.71	25.62	(0.00)	25.62
Tile floor covering - High grade	36.08 SF	11.12	401.21	(0.00)	401.21
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry Remove Additional labor to remove	36.08 SF	1.45	52.32	(0.00)	52.32
tile from concrete slab Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	36.08 SF	5.00	180.40	(0.00)	180.40
Dwelling Totals: Code upgrades Totals:			5,951.05 180.40	0.00 0.00	5,951.05 180.40
Totals: Entry 117			6,131.45	0.00	6,131.45

Bathr	oom 117			Н	eight: 7' 6"
117 Bathroom 117 117	213.75 SF Walls 259.00 SF Walls & Ceiling 5.03 SY Flooring 28.50 LF Ceil. Perimeter		45.25 SF Ceiling 45.25 SF Floor 28.50 LF Floor Perimeter		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	213.75 SF	0.77	164.59	(0.00)	164.59
Clean floor - tile - Heavy clean	45.25 SF	0.71	32.13	(0.00)	32.13
Tile floor covering - High grade	45.25 SF	11.12	503.18	(0.00)	503.18
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
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CONTINUED - Bathroom 117

DESCRIPTION	QN	ГҮ	UNIT COST	RCV	DEPREC.	ACV
Toilet seat - High grade	1.00 1	EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00	SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00	EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00	EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00	EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower combination - High grade	1.00	EA	932.95	932.95	(0.00)	932.95
Tub/shower faucet - Detach & reset	1.00	EA	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00	EA	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	213.75	SF	1.67	356.96	(0.00)	356.96
Shower curtain rod	1.00	EA	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	45.25	SF	1.60	72.40	(0.00)	72.40
Suspended ceiling grid - 2' x 4'	45.25	SF	1.14	51.59	(0.00)	51.59
Heat/AC register - Mechanically attached	1.00	EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00	EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Switch	1.00	EΑ	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	213.75	SF	12.61	2,695.39	(0.00)	2,695.39
Angle stop valve	1.00	EΑ	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00	EA	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00	EΑ	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00	EA	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.50	LF	12.32	351.12	(0.00)	351.12
Remove Additional labor to remove tile from concrete slab	45.25	SF	1.45	65.61	(0.00)	65.61
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	45.25	SF	5.00	226.25	(0.00)	226.25

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Room 119

CONTINUED - Bathroom 117

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Dwelling Totals: Code upgrades Totals:			8,944.59 226.25	0.00 0.00	8,944.59 226.25
Totals: Bathroom 117			9,170.84	0.00	9,170.84

	28.64 \$	F Walls F Walls & Ceiling F Flooring F Ceil. Perimeter	257.74 SF Ceiling 257.74 SF Floor 62.58 LF Floor Perimeter			
ا التعصيدية السامة المستعدد Missing Wall	3' 3" 2	K 8'	Opens into E	NTRY_119		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING						
Clean concrete the floor	257.74 SF	0.22	56.70	(0.00)	56.70	
Vinyl tile - High grade	257.74 SF	5.86	1,510.36	(0.00)	1,510.36	
Floor preparation for resilient	257.74 SF	0.55	141.76	(0.00)	141.76	
flooring					10501	
Baseboard - 3 1/4"	62.58 LF	2.96	185.24	(0.00)	185.24	
Seal & paint baseboard - three coats	62.58 LF	1.59	99.50	(0.00)	99.50	
Base shoe	62.58 LF	1.11	69.46	(0.00)	69.46	
Seal & paint base shoe or quarter	62.58 LF	0.60	37.55	(0.00)	37.55	
round			226.56	(0.00)	386.56	
Clean stud wall - Heavy	502.02 SF	0.77	386.56	(0.00)	1,158.06	
1/2" drywall - hung, taped, floated,	693.45 SF	1.67	1,158.06	(0.00)	1,136.00	
ready for paint	1.00 54	3,029.88	3,029.88	(0.00)	3,029.88	
R&R Packaged air conditioning unit	1.00 EA	3,029.00	3,027.00	(0.00)	2,	
- 2.5 ton 13 SEER	1.00 EA	321.69	321.69	(0.00)	321.69	
220 volt metal clad copper wiring, box, outlet, switch	1.00 E/1	22102		, ,		
Vinyl window - awning, 3-6 sf -	1.00 EA	361.37	361.37	(0.00)	361.37	
High grade			10	(0.00)	222.40	
Vinyl window, picture/fixed, 12-23	1.00 EA	332.48	332.48	(0.00)	332.48	
sf - Premium grade				2/21/2017	Page:	
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Case ID: 180103962

Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 119

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Add. charge for a retrofit window,	1.00 EA	214.98	214.98	(0.00)	214.98
12-23 sf - difficult					06.45
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50 LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.58 LF	1.04	65.08	(0.00)	65.08
Fireplace face, brick	24.00 SF	15.97	383.28	(0.00)	383.28
Fireplace mantel - stain grade or hardwood - prefab.	1.00 EA	633.08	633.08	(0.00)	633.08
Fireplace hearth - brick	32.00 SF	28.59	914.88	(0.00)	914.88
Ceramic/porcelain tile - Premium grade	24.00 SF	16.71	401.04	(0.00)	401.04
Crown molding - 3 1/4"	62.58 LF	3.26	204.01	(0.00)	204.01
Seal & paint crown molding - three coats	62.58 LF	1.66	103.88	(0.00)	103.88
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture - High grade	1.00 EA	104.53	104.53	(0.00)	104.53
Seal/prime then paint the walls and ceiling twice (3 coats)	759.76 SF	0.98	744.56	(0.00)	744.56
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	2,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES				(0.00)	1 200 70
Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
Dwelling Totals: Code upgrades Totals:			16,555.79 1,288.70	0.00 0.00	16,555.79 1,288.70
Totals: Room 119			17,844.49	0.00	17,844.49
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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Missing Wall	3' 3" X 7' 7"	Opens into ROOM_119
5' 7" 	26.26 LF Ceil. Perimeter	
1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4.30 SY Flooring	26.26 LF Fl
119 10 00	237.78 SF Walls & Ceiling	38.71 SF Fl
	199.13 SF Walls	38.65 SF Ce
2F-3'-3"+2'-	Entry 119	20.65 95.6

38.65	SF Ceiling
38.71	SF Floor
26.26	LF Floor Perimeter

Height: 7' 7"

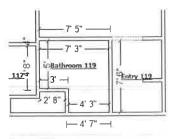
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	199.13 SF	0.77	153.33	(0.00)	153.33
Clean floor - tile - Heavy clean	38.71 SF		27.48	(0.00)	27.48
Tile floor covering - High grade	38.71 SF		430.46	(0.00)	430.46
	1.00 EA		25.02	(0.00)	25.02
Door sweep Threshold - natural marble	3.00 LF		192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA		1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	· ·	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA		46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	237.78 SI	1.67	397.09	(0.00)	397.09
Closet shelf and rod package	2.67 LI	F 19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	A 75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA		617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 E		69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00 S		142.56	(0.00)	142.56
Additional cost to bevel a mirror up to 1"	14.00 L		75.60	(0.00)	75.60
Door stop - wall or floor mounted	1.00 E	A 11.67	11.67	(0.00)	11.67
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	237.78 S	F 1.18	280.58	(0.00)	280.58
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CONTINUED - Entry 119

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
				(0.00)	27.21
Mask and prep for paint - plastic,	26.26 LF	1.04	27.31	(0.00)	27.31
paper, tape (per LF)			1 100 77	(0.00)	1 100 75
Countertop - Granite or Marble -	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
High grade - Includes sink-hole			2.42.01	(0.00)	242.21
Sink - single - High grade	1.00 EA	343.31	343.31	(0.00)	343.31
Sink faucet - Detach & reset	1.00 EA	123.12	123.12	(0.00)	123.12
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.72
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Remove Additional labor to remove	38.71 SF	1.45	56.13	(0.00)	56.13
tile from concrete slab				,	
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES					
Concealed fire sprinkler system (SF	38.71 SF	5.00	193.55	(0.00)	193.55
of bldg)					
Dwelling Totals:			6,399.56	0.00	6,399.56
Code upgrades Totals:			193.55	0.00	193.55
Totals: Entry 119			6,593.11	0.00	6,593.11



Bathroom 119	Height: 7' 6"
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221.25 SF Walls
268.13 SF Walls & Ceiling
5.21 SY Flooring
29.50 LF Ceil. Perimeter

46.88 SF Floor 29.50 LF Floor Perimeter

46.88 SF Ceiling

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	221.25 SF	0.77	170.36	(0.00)	170.36
Clean floor - tile - Heavy clean	46.88 SF	0.71	33.28	(0.00)	33.28
Tile floor covering - High grade	46.88 SF	11.12	521.31	(0.00)	521.31
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
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CONTINUED - Bathroom 119

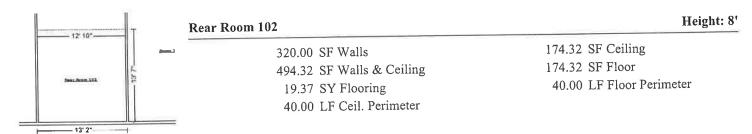
DESCRIPTION	QNT	Y UI	NIT COST	RCV	DEPREC.	ACV
	1.00 E	٨	21.26	21.26	(0.00)	21.26
Clean toilet - Heavy	1.00 E		74.28	74.28	(0.00)	74.28
Toilet seat - High grade	5.00 S		44.48	222.40	(0.00)	222.40
Access - face frame & doors	1.00 E		152.48	152.48	(0.00)	152.48
Interior door - Colonist - pre-hung	1.00 E	A	132.40	132.10	(0100)	
unit Paint door slab only - 2 coats (per	2.00 E	A	28.18	56.36	(0.00)	56.36
side)	2.00	• -				
Paint door/window trim & jamb - 2	2.00 E	A	23.38	46.76	(0.00)	46.76
coats (per side)				20.40	(0,00)	39.40
Door knob - interior	1.00 E		39.40	39.40	(0.00)	932.95
Fiberglass tub & shower	1.00 E	A	932.95	932.95	(0.00)	932.93
combination - High grade	1 00 5		212.42	213.42	(0.00)	213.42
Tub/shower faucet - Detach & reset	1.00 E		213.42	13.74	(0.00)	13.74
Clean tub / shower faucet - Heavy	1.00 E		13.74	369.49	(0.00)	369.49
1/2" drywall - hung, taped, floated,	221.25 S	SF	1.67	309.49	(0.00)	
ready for paint	1.00 E	3 Δ	27.11	27.11	(0.00)	27.11
Shower curtain rod	46.88		1.60	75.01	(0.00)	75.01
Suspended ceiling tile - 2' x 4'	46.88		1.14	53.44	(0.00)	53.44
Suspended ceiling grid - 2' x 4'	1.00 E		24.73	24.73	(0.00)	24.73
Heat/AC register - Mechanically	1.00 1	SA	24.73	2	` '	
attached Ductwork system - hot and cold air	1.00 E	EΑ	322.53	322.53	(0.00)	322.53
(per run)						100 77
Bathroom ventilation fan w/light	1.00 E	EΑ	188.77	188.77	(0.00)	188.77
Switch	1.00 E	EΑ	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	221.25	SF	12.61	2,789.96	(0.00)	2,789.96
Angle stop valve	1.00 H	EΑ	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with	1.00 H	EΑ	100.00	100.00	(0.00)	100.00
Towel Bar				22.05	(0.00)	32.85
Tile - toilet paper holder	1.00 I		32.85	32.85	(0.00)	247.04
110 volt metal clad copper wiring	2.00 I	EA	123.52	247.04	(0.00)	247.04
and box - rough in only	00.50	* F	14.79	436.31	(0.00)	436.31
Add-on for tile feature strip -	29.50	LF	14.79	450.51	(0.00)	
Premium grade	46.88	SF	1.45	67.98	(0.00)	67.98
Remove Additional labor to remove tile from concrete slab	40.00	01			,	
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES					(0.00)	224.40
Concealed fire sprinkler system (SF	46.88	SF	5.00	234.40	(0.00)	234.40
of bldg) 5L2016-05-24-13055					3/31/2017	Page: 52



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CONTINUED - Bathroom 119

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Dwelling Totals: Code upgrades Totals:			9,168.76 234.40	0.00 0.00	9,168.76 234.40
Totals: Bathroom 119			9,403.16	0.00	9,403.16



Missing Wall	12' 10"	X 8'	Opens into R		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
DWELLING	174.32 SF	15.30	2,667.10	(0.00)	2,667.10
Tile floor covering - Premium grade		14.79	189.76	(0.00)	189.76
Add-on for tile feature strip -	12.83 LF	14.79	109.70	(0.00)	107111
Premium grade	1.00 I.E	17.43	17.43	(0.00)	17.43
Tile base	1.00 LF			(0.00)	878.57
Mortar bed for tile floors	174.32 SF	5.04	878.57	, ,	510.00
Ceramic Tile Flooring Installer - per	6.00 HR	85.00	510.00	(0.00)	310.00
hour					
Aditional labor for tile bed.				(0.00)	2 000 00
R&R Packaged air conditioning unit	1.00 EA	3,029.88	3,029.88	(0.00)	3,029.88
- 2.5 ton 13 SEER				(0.00)	221.60
220 volt metal clad copper wiring,	1.00 EA	321.69	321.69	(0.00)	321.69
box, outlet, switch				(0.00)	261 27
Vinyl window - awning, 3-6 sf -	1.00 EA	361.37	361.37	(0.00)	361.37
High grade			10	(0.00)	332.48
Vinyl window, picture/fixed, 12-23	1.00 EA	332.48	332.48	(0.00)	332.48
sf - Premium grade				(0.00)	214.09
Add. charge for a retrofit window,	1.00 EA	214.98	214.98	(0.00)	214.98
12-23 sf - difficult				(0.00)	26.47
Casing - 2 1/4"	19.50 LF	1.87	36.47	(0.00)	36.47
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Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Rear Room 102

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Clean stud wall - Heavy	494.32	SF	0.77	380.63	(0.00)	380.63
1/2" drywall - hung, taped, floated, ready for paint	428.01	SF	1.67	714.78	(0.00)	714.78
Seal the walls w/latex based stain blocker - one coat	320.00	SF	0.46	147.20	(0.00)	147.20
Wallpaper - High grade	320.00	SF	2.34	748.80	(0.00)	748.80
Seal & texture paint the ceiling	174.32	SF	0.91	158.63	(0.00)	158.63
Mask and prep for paint - plastic, paper, tape (per LF)	40.00	LF	1.04	41.60	(0.00)	41.60
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34
Outlet	3.00	EA	12.60	37.80	(0.00)	37.80
Switch	1.00	EΑ	12.64	12.64	(0.00)	12.64
Light fixture - High grade	1.00	EA	104.53	104.53	(0.00)	104.53
Light fixture - wall sconce - High grade	2.00	EA	154.60	309.20	(0.00)	309.20
110 volt metal clad copper wiring and box - rough in only	7.00	EA	123.52	864.64	(0.00)	864.64
Crown molding - 5 1/4"	40.00	LF	5.26	210.40	(0.00)	210.40
Seal & paint crown molding, oversized - three coats	40.00	LF	1.75	70.00	(0.00)	70.00
Wallpaper border - High grade	40.00	LF	2.79	111.60	(0.00)	111.60
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	174.32	SF	5.00	871.60	(0.00)	871.60
Dwelling Totals:				12,637.51	0.00	12,637.51
Code upgrades Totals:				871.60	0.00	871.60
Totals: Rear Room 102				13,509.11	0.00	13,509.11

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Add-on for diagonal tile installation

Tile tub surround - 60 to 75 SF -

Paint door slab only - 2 coats (per

Paint door/window trim & jamb - 2

Threshold - natural marble

Pre-hung Kalamein door

High grade

coats (per side)

Door knocker

side)

Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Room 102

1	15.83 S	F Walls F Walls & Ceiling Y Flooring F Ceil. Perimeter		42.33 SF Ceiling 42.44 SF Floor 49.51 LF Floor Perin	meter
Missing Wall	12' 10'	' X 8'	Opens into REAR_ROOM_10		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Tile floor covering - Premium grade	185.17 SF	15.30	2,833.10	(0.00)	2,833.10
Tile base	1.00 LF	17.43	17.43	(0.00)	17.43
Mortar bed for tile floors	142.44 SF	5.04	717.90	(0.00)	717.9
Clean stud wall - Heavy	538.39 SF	0.77	414.56	(0.00)	414.5
1/2" drywall - hung, taped, floated,	538.39 SF	1.67	899.11	(0.00)	899.1
ready for paint Seal the walls w/latex based stain	396.07 SF	0.46	182.19	(0.00)	182.1
blocker - one coat	206 07 SE	2.34	926.80	(0.00)	926.8
Wallpaper - High grade	396.07 SF 142.33 SF	0.91	129.52	(0.00)	129.5
Seal & texture paint the ceiling		1.04	51.49	(0.00)	51.4
Mask and prep for paint - plastic, paper, tape (per LF) Jetted tub - Acrylic - corner unit -	49.51 LF 1.00 EA		14,658.00	(0.00)	14,658.0
High grade	1.00 EA	335.34	335.34	(0.00)	335.3
Jetted tub faucet	2.00 EA		1,093.32	(0.00)	1,093.3
Rough in plumbing - per fixture	49.51 LF		260.42	(0.00)	260.4
Crown molding - 5 1/4" Seal & paint crown molding,	49.51 LF		86.64	(0.00)	86.0
oversized - three coats	30.00 SF	76.96	2,308.80	(0.00)	2,308.
Hand painted mural Additional labor charge for arched	3.00 EA		238.44	(0.00)	238.4
openings Additional cost to hang and finish drywall archway	3.00 EA	18.57	55.71	(0.00)	55.7
drywan archway	142 44 SE	0.85	121.07	(0.00)	121.

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0.85

64.26

28.18

23.38

34.16

1,580.20

1,150.00

142.44 SF

1.00 EA

3.00 LF

1.00 EA

2.00 EA

2.00 EA

1.00 EA

192.78

56.36

46.76

34.16

1,150.00

1,580.20

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

(0.00)

121.07

192.78

56.36

46.76

34.16

1,150.00

1,580.20

Height: 8'



Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 102

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
	1.00 EA	14.53	14.53	(0.00)	14.53
Door peep hole	1.00 EA	20.78	20.78	(0.00)	20.78
Door signs - Room number	1.00 EA	129.64	129.64	(0.00)	129.64
Door lockset & deadbolt - exterior -	1.00 EA	129.04	127.04	(0.00)	
High grade	1.00 EA	14.81	14.81	(0.00)	14.81
Door security chain set	2.67 LF	19.71	52.63	(0.00)	52.63
Closet shelf and rod package	2.00 EA	12.64	25.28	(0.00)	25.28
Switch	2.00 EA	27.48	54.96	(0.00)	54.96
Ground fault interrupter (GFI) outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Outlet	1.00 EA 1.00 EA	75.28	75.28	(0.00)	75.28
Light bar - 3 lights		123.52	988.16	(0.00)	988.16
110 volt metal clad copper wiring	8.00 EA	123.32	700.10	(0.00)	
and box - rough in only	1.00 EA	55.18	55.18	(0.00)	55.18
P-trap assembly - ABS (plastic)	2.00 EA	34.97	69.94	(0.00)	69.94
Angle stop valve	1.00 EA	202.98	202.98	(0.00)	202.98
Sink faucet - Bathroom	12.00 EA	11.88	142.56	(0.00)	142.56
Mirror - 1/4" plate glass	1.00 EA	11.67	11.67	(0.00)	11.67
Door stop - wall or floor mounted		25.02	25.02	(0.00)	25.02
Door sweep	1.00 EA	3.87	81.27	(0.00)	81.27
Add filetal J chamier to a mirror	21.00 LF	2.41	8.44	(0.00)	8.44
Window sill	3.50 LF	1.91	6.69	(0.00)	6.69
Seal & paint window sill	3.50 LF		569.28	(0.00)	569.28
Wood column - 8" diameter	12.00 LF	47.44	79.08	(0.00)	79.08
Seal & paint column - three coats	12.00 LF	6.59		(0.00)	25.34
Outlet hole - cut into mirror	1.00 EA	25.34	25.34	(0.00)	30.16
Timer switch	1.00 EA	30.16	30.16	, .	135.72
Handicap grab bar - Stainless steel,	2.00 EA	67.86	135.72	(0.00)	155.72
1 1/2" x 30" Mirror - 1/4" plate glass - gold	65.00 SF	13.30	864.50	(0.00)	864.50
veined or smoked				(0.00)	1 206 00
Additional cost to bevel a mirror up	240.00 LF	5.40	1,296.00	(0.00)	1,296.00
to 1"			120 12	(0.00)	138.13
Wallpaper border - High grade	49.51 LF	2.79	138.13	(0.00)	214.32
Bathroom ventilation fan w/light -	1.00 EA	214.32	214.32	(0.00)	217.52
High grade	1405 65	75.00	1,122.75	(0.00)	1,122.75
Countertop - Granite or Marble -	14.97 SF	75.00	1,122./3	(0.00)	-,
High grade - Includes sink-hole	100 EA	343.31	343.31	(0.00)	343.3
Sink - single - High grade	1.00 EA		123.12	(0.00)	123.13
Sink faucet - Detach & reset	1.00 EA	123.12	122.12	(0.00)	

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CONTINUED - Room 102

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES Concealed fire sprinkler system (SF	142.44 SF	5.00	712.20	(0.00)	712.20
of bldg)					40.000.01
Dwelling Totals: Code upgrades Totals:			43,822.91 712.20	0.00 0.00	43,822.91 712.20
Totals: Room 102			44,535.11	0.00	44,535.11

1	F.	4 -7	2 11	4	
5.5	-		1	1	
12	5	athroom	102 m	3,11,	Bath
1	11_	- 7' 5"		$ \perp $	

Ba	ať	hı	10	0	m	1	02
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182.50 SF Walls 214.40 SF Walls & Ceiling 3.54 SY Flooring 24.33 LF Ceil. Perimeter Height: 7' 6"

31.90 SF Ceiling 31.90 SF Floor

24.33 LF Floor Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Tile floor covering - High grade	31.90 SF	12.36	394.28	(0.00)	394.28
Mortar bed for tile floors	31.90 SF	5.04	160.78	(0.00)	160.78
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung unit	1.00 EA	152.48	152.48	(0.00)	152.48
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
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CONTINUED - Bathroom 102

DESCRIPTION	QN'	TY	UNIT COST	RCV	DEPREC.	ACV
Door knob - interior	1.00	EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated,	182.50	SF	1.67	304.78	(0.00)	304.78
ready for paint					(0.00)	20.10
Seal part of the walls w/latex based	85.17	SF	0.46	39.18	(0.00)	39.18
stain blocker - one coat	85.17	SF	2.34	199.30	(0.00)	199.30
Wallpaper - High grade		SF	1.60	51.04	(0.00)	51.04
Suspended ceiling tile - 2' x 4'		SF	1.14	36.37	(0.00)	36.37
Suspended ceiling grid - 2' x 4'	31.90 1.00		24.73	24.73	(0.00)	24.73
Heat/AC register - Mechanically attached	1.00	EA	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00	EA	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	97.33	SF	12.61	1,227.33	(0.00)	1,227.33
Angle stop valve	1.00	EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00	ЕΛ	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	2.00	EA	546.66	1,093.32	(0.00)	1,093.32
Clean stud wall - Heavy	214.40	SF	0.77	165.09	(0.00)	165.09
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Fiberglass shower unit	1.00	EA	762.02	762.02	(0.00)	762.02
Shower faucet	1.00	EA	223.38	223.38	(0.00)	223.38
Threshold - natural marble	2.50	LF	64.26	160.65	(0.00)	160.65
110 volt metal clad copper wiring and box - rough in only	2.00	EA	123.52	247.04	(0.00)	247.04
Shower door - Premium grade	1.00	EA	650.99	650.99	(0.00)	650.99
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	31.90	SF	5.00	159.50	(0.00)	159.50
Dwelling Totals:				7,613.12	0.00	7,613.12
Code upgrades Totals:				159.50	0.00	159.50
Totals: Bathroom 102				7,772.62	0.00	7,772.62

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Missing Wall

Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

resistant to the transfer below Room	104	Height: 8'
*	508.00 SF Walls	263.08 SF Ceiling
Ž E Base JM.	771.08 SF Walls & Ceiling	263.08 SF Floor
	29.23 SY Flooring	63.50 LF Floor Perimeter
7.5	63.50 LF Ceil. Perimeter	
Missing Wall	3' 2" X 8'	Opens into ENTRY_104

Transming Trans				¥ .	_	
DESCRIPTION	QNT	ГΥ	UNIT COST	RCV	DEPREC.	ACV
DWELLING						
Tile floor covering - High grade	263.08	SF	12,36	3,251.67	(0.00)	3,251.67
Mortar bed for tile floors	263.08	SF	5.04	1,325.92	(0.00)	1,325.92
Tile base	63.50	LF	17.43	1,106.81	(0.00)	1,106.81
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 H	EA	3,029.88	3,029.88	(0.00)	3,029.88
220 volt metal clad copper wiring, box, outlet, switch	1.00 H	EA	321.69	321.69	(0.00)	321.69
Vinyl window - awning, 3-6 sf - High grade	1.00 I	EA	361.37	361.37	(0.00)	361.37
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 I	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 I	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.0
Clean stud wall - Heavy	771.08	SF	0.77	593.73	(0.00)	593.7
1/2" drywall - hung, taped, floated, ready for paint	704.78	SF	1.67	1,176.98	(0.00)	1,176.9
Seal the walls w/latex based stain blocker - one coat	508.00	SF	0.46	233.68	(0.00)	233.6
Wallpaper - High grade	508.00	SF	2.34	1,188.72	(0.00)	1,188.7
Seal & texture paint the ceiling	263.08	SF	0.91	239.40	(0.00)	239.4
Mask and prep for paint - plastic, paper, tape (per LF)	63.50	LF	1.04	66.04	(0.00)	66.0
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.9
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.3
Crown molding - 5 1/4"	63.50	LF	5.26	334.01	(0.00)	334.0
Seal & paint crown molding, oversized - three coats	63.50	LF	1.75	111.13	(0.00)	111.1
Wallpaper border - High grade	63.50	LF	2.79	177.17	(0.00)	177.1
Outlet	3.00	EΑ	12.60	37.80	(0.00)	37.8
Switch	2.00	EA	12.64	25.28	(0.00)	25.2
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.8
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CONTINUED - Room 104

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
110 volt metal clad copper wiring	11.00 EA	123.52	1,358.72	(0.00)	1,358.72
and box - rough in only	11.00 21.		-,	,	•
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Jetted tub - Acrylic - corner unit -	1.00 EA	14,658.00	14,658.00	(0.00)	14,658.00
High grade					
Jetted tub faucet	1.00 EA	335.34	335.34	(0.00)	335.34
Bathroom ventilation fan w/light - High grade	1.00 EA	214.32	214.32	(0.00)	214.32
Ceramic/porcelain tile - Premium	180.00 SF	16.71	3,007.80	(0.00)	3,007.80
grade Add on for trayed, dropped or	56.25 SF	12.00	675.00	(0.00)	675.00
coffered ceiling					
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Timer switch	1.00 EA	30.16	30.16	(0.00)	30.16
Mirror - 1/4" plate glass - gold veined or smoked	63.00 SI	13.30	837.90	(0.00)	837.90
Add metal J channel to a mirror	14.00 LI	3.87	54.18	(0.00)	54.18
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	263.08 SI	5.00	1,315.40	(0.00)	1,315.40
Dwelling Totals:			45,038.58	0.00	45,038.58
Code upgrades Totals:			1,315.40	0.00	1,315.40
Totals: Room 104			46,353.98	0.00	46,353.98

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Entry 104	4				Height: 8'
	202.90 S	F Walls		35.87 SF Ceiling	
2 - 2 - 3		F Walls & Ceiling		35.93 SF Floor	
104 Entry 104 Entry 106		Y Flooring		25.36 LF Floor Perimo	eter
3-3-1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		F Ceil. Perimeter			
3 / 2					
 Missing Wall	3' 2" X	8'	Opens into R		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
	35.93 SF	12.36	444.09	(0.00)	444.09
Tile floor covering - High grade	35.93 SF	5.04	181.09	(0.00)	181.09
Mortar bed for tile floors	25.36 LF	17.43	442.02	(0.00)	442.02
Tile base	25.36 LF	1.75	44.38	(0.00)	44.38
Seal & paint crown molding, oversized - three coats	25.50 Li	1170			
Crown molding - 5 1/4"	25.36 LF	5.26	133.39	(0.00)	133.39
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per	2.00 EA	28.18	56.36	(0.00)	56.36
side)				(0.00)	1676
Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76
coats (per side)		24.16	34.16	(0.00)	34.16
Door knocker	1.00 EA	34.16	14.53	(0.00)	14.53
Door peep hole	1.00 EA	14.53	20.78	(0.00)	20.78
Door signs - Room number	1.00 EA	20.78		(0.00)	129.64
Door lockset & deadbolt - exterior -	1.00 EA	129.64	129.64	(0.00)	127.01
High grade	1.00 EA	14.81	14.81	(0.00)	14.81
Door security chain set	238.78 SF	1.67	398.76	(0.00)	398.76
1/2" drywall - hung, taped, floated,	238./8 SF	1.07	370.70	()	
ready for paint	35.87 SF	0.91	32.64	(0.00)	32.64
Seal & texture paint the ceiling Seal the walls w/latex based stain	202.90 SF	0.46	93.33	(0.00)	93.33
blocker - one coat	202.70				151.50
Wallpaper - High grade	202.90 SF	2.34	474.79	(0.00)	474.79
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA		12.60	(0.00)	12.60
	1.00 EA		75.28	(0.00)	75.28
Light bar - 3 lights 110 volt metal clad copper wiring	5.00 EA		617.60	(0.00)	617.60
and box - rough in only	2.02			(2.22)	405.10
Vanity top - one sink - cultured	4.08 LF	121.37	495.19	(0.00)	495.19
marble - High grade			<i>EE</i> 10	(0.00)	55.18
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	
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CONTINUED - Entry 104

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
		24.05	60.04	(0.00)	69.94
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Metal studding, 3 5/8" wide, 16"	35.87 SF	2.20	78.91	(0.00)	78.91
OC, 20 gauge					
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry					
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	35.93 SF	5.00	179.65	(0.00)	179.65
Dwelling Totals:			6,624.25	0.00	6,624.25
Code upgrades Totals:			179.65	0.00	179.65
Totals: Entry 104			6,803.90	0.00	6,803.90

├ - 4' 7"	Bathroom 104			H	leight: 7' 6"
12° 11° 1 4' 3" -	216.25 SI			47.83 SF Ceiling	
1020 Eptry 104	264.08 SI	F Walls & Ceiling		47.83 SF Floor	
S Bathroom 104	5.31 S	Y Flooring		28.83 LF Floor Perim	eter
7 6	28.83 L	F Ceil. Perimeter			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Threshold - natural marble	2.58 LF	64.26	165.79	(0.00)	165.79
Tile floor covering	47.83 SF	10.67	510.35	(0.00)	510.35
Mortar bed for tile floors	47.83 SF	5.04	241.06	(0.00)	241.06
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76
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CONTINUED - Bathroom 104

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
		74.20	74.28	(0.00)	74.28
Toilet seat - High grade	1.00 EA	74.28		(0.00)	222.40
Access - face frame & doors	5.00 SF	44.48	222.40	•	152.48
Interior door - Colonist - pre-hung	1.00 EA	152.48	152.48	(0.00)	
unit Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40
1/2" drywall - hung, taped, floated,	216.25 SF	1.67	361.14	(0.00)	361.14
ready for paint Seal part of the walls w/latex based stain blocker - one coat	62.47 SF	0.46	28.74	(0.00)	28.74
Wallpaper - High grade	62.47 SF	2.34	146.18	(0.00)	146.18
Suspended ceiling tile - 2' x 4'	47.83 SF	1.60	76.53	(0.00)	76.53
Suspended ceiling grid - 2' x 4'	47.83 SF	1.14	54.53	(0.00)	54.53
Heat/AC register - Mechanically	1.00 EA	24.73	24.73	(0.00)	24.73
attached Ductwork system - hot and cold air	1.00 EA	322.53	322.53	(0.00)	322.53
(per run) Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Ceramic/porcelain tile	153.78 SF	12.61	1,939.17	(0.00)	1,939.17
Angle stop valve	1.00 EA	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with	1.00 EA		100.00	(0.00)	100.00
Towel Bar Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
Rough in plumbing - per fixture	2.00 EA		1,093.32	(0.00)	1,093.32
Clean stud wall - Heavy	264.08 SF		203.34	(0.00)	203.34
Switch	2.00 EA		25.28	(0.00)	25.28
Shower faucet	1.00 EA		223.38	(0.00)	223.38
110 volt metal clad copper wiring	2.00 EA		247.04	(0.00)	247.04
and box - rough in only Tile shower - 65 to 100 SF	1.00 EA	1,884.34	1,884.34	(0.00)	1,884.34
	1.00 EA	·	522.06	(0.00)	522.06
Shower Base (cultured marble) Shower door - corner unit - High	1.00 EA		1,024.73	(0.00)	1,024.73
grade	1.00 EA	27.92	27.92	(0.00)	27.92
Towel bar Add-on for tile feature strip - High grade	28.83 LF		355.19	(0.00)	355.19

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CONTINUED - Bathroom 104

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	47.83 SF	5.00	239.15	(0.00)	239.15
Dwelling Totals: Code upgrades Totals:			11,002.38 239.15	0.00 0.00	11,002.38 239.15
Totals: Bathroom 104			11,241.53	0.00	11,241.53

automon the	Roo	om 106	Не
	-	505.33 SF Walls	262.01 SF Ceiling
	1000000000	767.35 SF Walls & Ceiling	262.01 SF Floor
Seen.101	Room LYX	29.11 SY Flooring	63.17 LF Floor Perimeter
		63.17 LF Ceil. Perimeter	

Missing Wall	3'	4" X	8'	Opens into E		
DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
DWELLING						4 000 55
Tile floor covering - Premium grade	262.01	SF	15.30	4,008.75	(0.00)	4,008.75
Mortar bed for tile floors	262.01	SF	5.04	1,320.53	(0.00)	1,320.53
1/2" drywall - hung, taped, floated,	701.04	SF	1.67	1,170.74	(0.00)	1,170.74
ready for paint R&R Packaged air conditioning unit	1.00	EA	3,029.88	3,029.88	(0.00)	3,029.88
- 2.5 ton 13 SEER 220 volt metal clad copper wiring,	1.00	EA	321.69	321.69	(0.00)	321.69
box, outlet, switch Vinyl window - awning, 3-6 sf -	1.00	EA	361.37	361.37	(0.00)	361.37
High grade Vinyl window, picture/fixed, 12-23	1.00	EA	332.48	332.48	(0.00)	332.48
sf - Premium grade Add. charge for a retrofit window,	1.00	EA	214.98	214.98	(0.00)	214.98
12-23 sf - difficult	19.50	IF	1.87	36.47	(0.00)	36.47
Casing - 2 1/4"			1.59	31.01	(0.00)	31.01
Seal & paint casing - three coats	19.50	Γľ	1.57	51101	3/31/2017	Page: 6
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CONTINUED - Room 106

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & texture paint the ceiling	262.01 SF	0.91	238.43	(0.00)	238.43
Clean the surface area - Heavy	66.31 SF	0.33	21.88	(0.00)	21.88
•	767.35 SF	0.77	590.86	(0.00)	590.86
Clean stud wall - Heavy	63.17 LF	1.04	65.70	(0.00)	65.70
Mask and prep for paint - plastic, paper, tape (per LF)	05.17 LF	1.04	05.70	(0.00)	05.70
Seal/prime then paint the walls twice (3 coats)	505.33 SF	0.98	495.22	(0.00)	495.22
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
(Material Only) Jetted tub - Acrylic - corner unit - High grade	1.00 EA	13,758.00	13,758.00	(0.00)	13,758.00
(Material Only) Jetted tub faucet	1.00 EA	207.29	207.29	(0.00)	207.29
Bathroom ventilation fan w/light - High grade	1.00 EA	214.32	214.32	(0.00)	214.32
Recessed light fixture	3.00 EA	119.02	357.06	(0.00)	357.06
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
110 volt metal clad copper wiring and box - rough in only	9.00 EA	123.52	1,111.68	(0.00)	1,111.68
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
Custom built in bed - Rrice may vary based on actual invoices	1.00 EA	7,500.00	7,500.00	(0.00)	7,500.00
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
Dwelling Totals: Code upgrades Totals:			37,131.08 1,310.05	0.00 0.00	37,131.08 1,310.05
Totals: Room 106			38,441.13	0.00	38,441.13

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5' 8" Entry 1	06					Height: 8'
5' 4"	205.	68 SI	F Walls	37.49 SF Ceiling		
			Walls & Ceiling		37.55 SF Floor	
Entry 106 N Bathroom 106			Y Flooring		25.71 LF Floor Perim	eter
1 1 1 1 3' 4" TI	25.	71 L	F Ceil. Perimeter			
 Missing Wall	3'	4" X	8'	Opens into R	OOM_106	
DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
DWELLING	27.55	OE.	15.30	574.52	(0.00)	574.52
Tile floor covering - Premium grade	37.55	SF SF	5.04	189.25	(0.00)	189.25
Mortar bed for tile floors	37.55		0.98	201.57	(0.00)	201.57
Seal/prime then paint the walls twice (3 coats)	205.68					
Mask and prep for paint - plastic,	25.71	LF	1.04	26.74	(0.00)	26.74
paper, tape (per LF) Clean stud wall - Heavy	205.68	SF	0.77	158.37	(0.00)	158.37
Door sweep	1.00		25.02	25.02	(0.00)	25.02
Threshold - natural marble	3.00		64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00		1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per	2.00		28.18	56.36	(0.00)	56.36
side)				46.76	(0.00)	46.76
Paint door/window trim & jamb - 2 coats (per side)	2.00	EA	23.38	40.70	(0.00)	10.70
Door knocker	1.00	EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00		14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00		20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00		129.64	129.64	(0.00)	129.64
High grade						
Door security chain set	1.00		14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	243.18	SF	1.67	406.11	(0.00)	406.11
Closet shelf and rod package	2.67	LF	19.71	52.63	(0.00)	52.63
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00	EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00	EA	55.18	55.18	(0.00)	55.18
Angle stop valve		EA	34.97	69.94	(0.00)	69.94
Mirror - 1/4" plate glass	12.00		11.88	142.56	(0.00)	142.56
Additional cost to bevel a mirror up	14.00		5.40	75.60	(0.00)	75.60
to 1"						Š
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CONTINUED - Entry 106

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Door stop - wall or floor mounted Countertop - Granite or Marble - High grade - Includes sink-hole Sink - single - High grade Sink faucet - Detach & reset Clean sink faucet - Heavy Add metal J channel to a mirror Rough in plumbing - per fixture Steel door frame - Add to install in	1.00 EA 14.97 SF 1.00 EA 1.00 EA 1.00 EA 8.00 LF 1.00 EA 1.00 EA	11.67 75.00 343.31 123.12 9.72 3.87 546.66 250.00	11.67 1,122.75 343.31 123.12 9.72 30.96 546.66 250.00	(0.00) (0.00) (0.00) (0.00) (0.00) (0.00) (0.00) (0.00)	11.67 1,122.75 343.31 123.12 9.72 30.96 546.66 250.00
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	37.55 SF	5.00	187.75 	0.00)	187.75
Dwelling Totals: Code upgrades Totals:			187.75	0.00	7,021.49
Totals: Entry 106			7,021.49	0.00	1,041.47

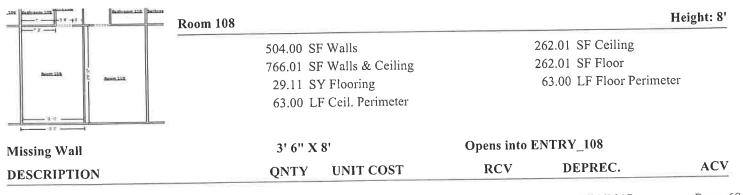
⊢4'6"→ Bathro	oom 106			н	eight: 7' 6"
4' 2" — 2' 10" 	5.04 S	F Walls F Walls & Ceiling Y Flooring F Ceil. Perimeter	45.36 SF Ceiling 45.36 SF Floor 28.67 LF Floor Perimeter		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING Tile floor covering - High grade Mortar bed for tile floors (Material Only) Toilet - High grade (Material Only) Toilet seat - High grade	45.36 SF 45.36 SF 1.00 EA 1.00 EA	12.36 5.04 363.34 49.65	560.65 228.61 363.34 49.65	(0.00) (0.00) (0.00) (0.00)	560.65 228.61 363.34 49.65
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CONTINUED - Bathroom 106

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
		44.40	222.40	(0.00)	222.40
Access - face frame & doors	5.00 SF	44.48		, ,	434.80
1/2" drywall - hung, taped, floated,	260.36 SF	1.67	434.80	(0.00)	454.00
ready for paint	100 54	24.73	24.73	(0.00)	24.73
Heat/AC register - Mechanically	1.00 EA	24.73	24.73	(0.00)	
attached	1.00 EA	322.53	322.53	(0.00)	322.53
Ductwork system - hot and cold air	1.00 EA	322.33	322.00	(**)	
(per run) Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
	2.00 EA	546.66	1,093.32	(0.00)	1,093.32
Rough in plumbing - per fixture	260.36 SF	0.77	200.48	(0.00)	200.48
Clean stud wall - Heavy	2.00 EA	12.64	25.28	(0.00)	25.28
Switch	4.00 EA	123.52	494.08	(0.00)	494.08
110 volt metal clad copper wiring	4.00 EA	123.32	15 1.00	(****)	
and box - rough in only Tile shower - 65 to 100 SF	1.00 EA	1,884.34	1,884.34	(0.00)	1,884.34
	1.00 EA	•	183.96	(0.00)	183.96
Shower Base (fiberglass)	2.00 EA		238.04	(0.00)	238.04
Recessed light fixture	2.00 EA	117.02	200.01	(/	
CODE UPGRADES					
Concealed fire sprinkler system (SF	45.36 SF	5.00	226.80	(0.00)	226.80
of bldg)					
Dwelling Totals:			6,514.98	0.00	6,514.98
Code upgrades Totals:			226.80	0.00	226.80
Totals: Bathroom 106			6,741.78	0.00	6,741.78



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CONTINUED - Room 108

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
DWELLING		~~	11.10	2.012.55	(0.00)	2,913.55
Tile floor covering - High grade	262.01		11.12	2,913.55	(0.00)	1,279.24
1/2" drywall - hung, taped, floated,	766.01	SF	1.67	1,279.24	(0.00)	1,279.24
ready for paint	1.00	- Δ	3,029.88	3,029.88	(0.00)	3,029.88
R&R Packaged air conditioning unit	1.00	EA	3,029.00	3,029.00	(0.00)	2,022.00
- 2.5 ton 13 SEER 220 volt metal clad copper wiring,	1.00	EΑ	321.69	321.69	(0.00)	321.69
box, outlet, switch	1.00	D/ I	327.03		, , ,	
Vinyl window - awning, 3-6 sf -	1.00	EA	361.37	361.37	(0.00)	361.37
High grade						222 48
Vinyl window, picture/fixed, 12-23	1.00	EA	332.48	332.48	(0.00)	332.48
sf - Premium grade			4.50	21.01	(0.00)	31.01
Seal & paint casing - three coats	19.50		1.59	31.01	(0.00)	238.43
Seal & texture paint the ceiling	262.01		0.91	238.43	(0.00)	589.83
Clean stud wall - Heavy	766.01		0.77	589.83	(0.00)	65.52
Mask and prep for paint - plastic,	63.00	LF	1.04	65.52	(0.00)	03.32
paper, tape (per LF)	50400	an	0.00	493.92	(0.00)	493.92
Seal/prime then paint the walls twice	504.00	SF	0.98	493.92	(0.00)	1,551,52
(3 coats)	3.00	FΔ	12.60	37.80	(0.00)	37.80
Outlet	2.00		12.64	25.28	(0.00)	25.28
Switch	8.00		123.52	988.16	(0.00)	988.16
110 volt metal clad copper wiring	8.00	EA	123.32	700.10	(/	
and box - rough in only Phone, TV, or speaker outlet	2.00	ΕA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00		48.67	97.34	(0.00)	97.34
Light fixture - wall sconce - High	3.00		154.60	463.80	(0.00)	463.80
grade	5.00	L2 1	22 // 22			
Custom built in bed - Rrice may	1.00	EA	7,500.00	7,500.00	(0.00)	7,500.00
vary based on actual invoices						
CODE UPGRADES						
Concealed fire sprinkler system (SF	262.01	SF	5.00	1,310.05	(0.00)	1,310.05
of bldg)						
NOTES						
Dwelling Totals:				18,806.28	0.00	18,806.28
Code upgrades Totals:				1,310.05	0.00	1,310.05
Totals: Room 108				20,116.33	0.00	20,116.33

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5' 10" Entry 1			Height: 8'				
5' 6"	206.34	SF Walls		38.70 SF Ceiling			
2' - N Entry 110	245.04	SF Walls & Ceiling		38.76 SF Floor			
108 Entry 103 Entry 110	4.31	SY Flooring		25.79 LF Floor Perin	neter		
2 ← 3. 6- →	25.79	LF Ceil. Perimeter					
∥ Missing Wall	3' 6"	X 8'	Opens into R	COOM_108			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV		
DWELLING							
Tile floor covering - Premium grade	38.76 SF	15.30	593.03	(0.00)	593.03		
Mortar bed for tile floors	38.76 SF	5.04	195.35	(0.00)	195.35		
Clean stud wall - Heavy	206.34 SF	0.77	158.88	(0.00)	158.88		
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02		
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78		
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00		
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36		
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.70		
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.10		
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53		
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.7		
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.6		
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.8		
1/2" drywall - hung, taped, floated, ready for paint	245.04 SF	1.67	409.22	(0.00)	409.22		
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63		
Switch	2.00 EA		25.28	(0.00)	25.28		
Ground fault interrupter (GFI) outlet	1.00 EA		27.48	(0.00)	27.4		
Outlet	1.00 EA		12.60	(0.00)	12.6		
110 volt metal clad copper wiring and box - rough in only	5.00 EA		617.60	(0.00)	617.6		
Mirror - 1/4" plate glass	12.00 SF		142.56	(0.00)	142.5		
Additional cost to bevel a mirror up to 1"	14.00 LF	5.40	75.60	(0.00)	75.6		
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.6		
Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	245.04 SF	1.18	289.15	(0.00)	289.1		
Mask and prep for paint - plastic, paper, tape (per LF)	25.79 LF	1.04	26.82	(0.00)	26.8		
Clean sink faucet - Heavy	1.00 EA	9.72	9.72	(0.00)	9.7		
Add metal J channel to a mirror	8.00 LI	3.87	30.96	(0.00)	30.9		
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

Bathroom 108

├ 4' 4" **┤**

CONTINUED - Entry 108

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	38.76 SF	5.00	193.80	(0.00)	193.80
Dwelling Totals: Code upgrades Totals:			5,160.05 193.80	0.00 0.00	5,160.05 193.80
Totals: Entry 108			5,353.85	0.00	5,353.85

12' 10" 4'	4.91 S	F Walls F Walls & Ceiling Y Flooring F Ceil. Perimeter		44.17 SF Ceiling 44.17 SF Floor 28.33 LF Floor Perimeter			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV		
DWELLING							
Tile floor covering - High grade	44.17 SF	12.36	545.94	(0.00)	545.94		
Mortar bed for tile floors	44.17 SF	5.04	222.62	(0.00)	222.62		
Toilet - High grade	1.00 EA	576.76	576.76	(0.00)	576.76		
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28		
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40		
Interior door - Colonist - pre-hung	1.00 EA	152.48	152.48	(0.00)	152.48		
unit Paint door slab only - 2 coats (per	2.00 EA	28.18	56.36	(0.00)	56.36		
side) Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76		
coats (per side) Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40		
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Case ID: 180103962

Height: 7' 6"



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CONTINUED - Bathroom 108

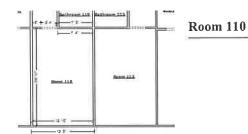
DESCRIPTION	QNT	ΓY	UNIT COST	RCV	DEPREC.	ACV
			000.05	022.05	(0.00)	932.95
Fiberglass tub & shower	1.00 H	EA	932.95	932.95	(0.00)	752.75
combination - High grade	1.00 T	E 4	287.45	287.45	(0.00)	287.45
Tub/shower faucet	1.00 I		1.67	354.88	(0.00)	354.88
1/2" drywall - hung, taped, floated,	212.50	SF	1.07	334.00	(0.00)	
ready for paint	99.17	SF	0.46	45.62	(0.00)	45.62
Seal part of the walls w/latex based	99.17	DI.	0.10		,	
stain blocker - one coat Wallpaper - High grade	99.17	SF	2.34	232.06	(0.00)	232.06
Shower curtain rod	1.00	-	27.11	27.11	(0.00)	27.11
	44.17		1.60	70.67	(0.00)	70.67
Suspended ceiling tile - 2' x 4'	44.17		1.14	50.35	(0.00)	50.35
Suspended ceiling grid - 2' x 4'	1.00		24.73	24.73	(0.00)	24.73
Heat/AC register - Mechanically	1.00	EA	24.73	21.75	()	
attached	1.00	EΑ	322.53	322.53	(0.00)	322.53
Ductwork system - hot and cold air (per run)	1.00	D 11				
Bathroom ventilation fan w/light	1.00	EA	188.77	188.77	(0.00)	188.77
Switch	1.00	EA	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	113.33		12.61	1,429.09	(0.00)	1,429.09
Ceramic tile - bullnose - 2" x 6"	28.33		11.07	313.61	(0.00)	313.61
	1.00		34.97	34.97	(0.00)	34.97
Angle stop valve	1.00		100.00	100.00	(0.00)	100.00
Towel Rack Bathroom Shelf with Towel Bar	1.00	LA	100.00		,	
Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
• •	2.00		123.52	247.04	(0.00)	247.04
110 volt metal clad copper wiring and box - rough in only	2.00	<i>D1</i> 1	120.00			
Add-on for tile feature strip - High	28.33	LF	12.32	349.03	(0.00)	349.03
grade						
Rough in plumbing - per fixture	3.00	EA	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES						
Concealed fire sprinkler system (SF	44.17	SF	5.00	220.85	(0.00)	220.85
of bldg)						
Dwelling Totals:				8,633.33	0.00	8,633.33
Code upgrades Totals:				220.85	0.00	220.85
Totals: Bathroom 108				8,854.18	0.00	8,854.18

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505.33 SF Walls
767.35 SF Walls & Ceiling
29.11 SY Flooring
63.17 LF Ceil. Perimeter

262.01 SF Ceiling262.01 SF Floor63.17 LF Floor Perimeter

Height: 8'

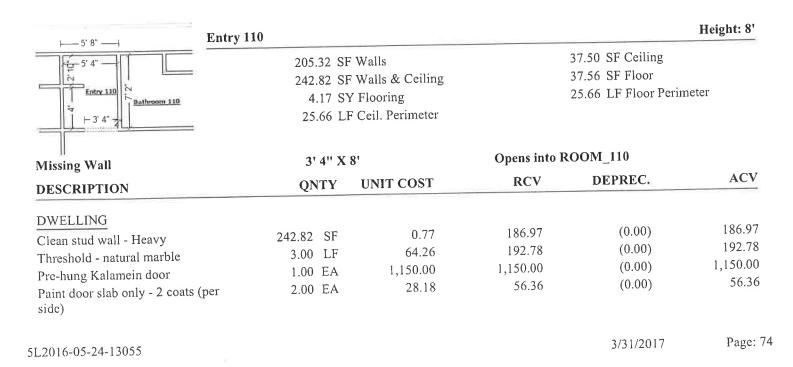
Missing Wall	3' 4	4" X	8'	Opens into ENTRY_110			
DESCRIPTION	QNI	ГΥ	UNIT COST	RCV	DEPREC.	ACV	
DWELLING							
Carpet - High grade	262.01	SF	4.39	1,150.22	(0.00)	1,150.22	
Carpet pad - High grade	262.01	SF	0.80	209.61	(0.00)	209.61	
Tackless strip - per LF	63.17		0.67	42.32	(0.00)	42.32	
Clean concrete the floor	262.01		0.22	57.64	(0.00)	57.64	
Carpet - metal transition strip	3.58	LF	3.15	11.28	(0.00)	11.23	
Baseboard - 3 1/4"	63.17	LF	2.96	186.98	(0.00)	186.9	
Seal & paint baseboard - three coats	63.17		1.59	100.44	(0.00)	100.4	
1/2" drywall - hung, taped, floated, ready for paint	701.04	SF	1.67	1,170.74	(0.00)	1,170.7	
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00 I	EA	3,029.88	3,029.88	(0.00)	3,029.8	
220 volt metal clad copper wiring, box, outlet, switch	1.00 H		321.69	321.69	(0.00)	321.6	
Light fixture - wall sconce - High grade	3.00 I	EA	154.60	463.80	(0.00)	463.8	
Light fixture	1.00 H	EA	75.48	75.48	(0.00)	75.4	
Vinyl window - awning, 3-6 sf - High grade	1.00 H	EA	361.37	361.37	(0.00)	361.3	
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00 I		332.48	332.48	(0.00)	332.4	
Add. charge for a retrofit window, 12-23 sf - difficult	1.00 1	EA	214.98	214.98	(0.00)	214.9	
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.4	
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.0	
Wallpaper border	63.17	LF	2.40	151.61	(0.00)	151.6	
Seal the walls w/latex based stain blocker - one coat	505.33	SF	0.46	232.45	(0.00)	232.4	
Wallpaper - High grade	505.33		2.34	1,182.47	(0.00)	1,182.4	
Seal & texture paint the ceiling	262.01		0.91	238.43	(0.00)	238.4	
Clean the surface area - Heavy	66.31		0.33	21.88	(0.00)	21.8	
Mask and prep for paint - plastic, paper, tape (per LF)	63.17		1.04	65.70	(0.00)	65.7	
Phone, TV, or speaker outlet	2.00		18.49	36.98	(0.00)	36.9	
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.3	
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CONTINUED - Room 110

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
		10.64	37.92	(0.00)	37.92
Switch	3.00 EA	12.64		` ,	25.20
Outlet	2.00 EA	12.60	25.20	(0.00)	
110 volt metal clad copper wiring	8.00 EA	123.52	988.16	(0.00)	988.16
and box - rough in only	767.35 SF	0.77	590.86	(0.00)	590.86
Clean stud wall - Heavy			549.91	(0.00)	549.91
Refrigerator - top freezer - 14 to 18	1.00 EA	549.91	349.91	(0.00)	5 17 17
cf - Standard grade Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	262.01 SF	5.00	1,310.05	(0.00)	1,310.05
			12,464.07	0.00	12,464.07
Dwelling Totals: Code upgrades Totals:			1,310.05	0.00	1,310.05
Totals: Room 110			13,774.12	0.00	13,774.12





Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 110

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
District description of iomb 2	2.00 EA	23.38	46.76	(0.00)	46.76
Paint door/window trim & jamb - 2 coats (per side)	2.00 D/1	25.00		, ,	
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00 EA	129.64	129.64	(0.00)	129.64
High grade					1401
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated,	242.82 SF	1.67	405.51	(0.00)	405.51
ready for paint			24.12	(0.00)	34.13
Seal & texture paint the ceiling	37.50 SF	0.91	34.13	(0.00)	94.45
Seal the walls w/latex based stain	205.32 SF	0.46	94.45	(0.00)	77.75
blocker - one coat	05.66 TE	2.40	61.58	(0.00)	61.58
Wallpaper border	25.66 LF	2.34	480.45	(0.00)	480.45
Wallpaper - High grade	205.32 SF	19.71	52.63	(0.00)	52.63
Closet shelf and rod package	2.67 LF	12.64	25.28	(0.00)	25.28
Switch	2.00 EA		27.48	(0.00)	27.48
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	12.60	(0.00)	12.60
Outlet	1.00 EA	12.60	75.28	(0.00)	75.28
Light bar - 3 lights	1.00 EA	75.28	617.60	(0.00)	617.60
110 volt metal clad copper wiring	5.00 EA	123.52	617.00	(0.00)	01/100
and box - rough in only	4.08 LF	121.37	495.19	(0.00)	495.19
Vanity top - one sink - cultured	4.08 LI	121.57	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
marble - High grade P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF		30.96	(0.00)	30.96
Tile floor covering - High grade	37.56 SF		417.67	(0.00)	417.6
Clean floor - tile - Heavy clean	37.56 SF		26.67	(0.00)	26.6
	25.66 LF		75.95	(0.00)	75.93
Baseboard - 3 1/4"	25.66 LF		40.80	(0.00)	40.8
Seal & paint baseboard - three coats	1.00 EA		250.00	(0.00)	250.00
Steel door frame - Add to install in existing masonry	1.00 LA	20000		•	
Remove Additional labor to remove	37.56 SF	1.45	54.46	(0.00)	54.4
tile from concrete slab					
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CONTINUED - Entry 110

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	37.56 SF	5.00	187.80	(0.00)	187.80
Dwelling Totals: Code upgrades Totals:			6,179.49 187.80	0.00 0.00	6,179.49 187.80
Totals: Entry 110			6,367.29	0.00	6,367.29

Haftway Haftway Bathroo	om 110			Н	eight: 7' 6"		
4' 2" - 2' 10"	215.00 SI	F Walls	45.36 SF Ceiling				
F 3' → 1	260.36 SI	F Walls & Ceiling		45.36 SF Floor			
Bathroom 110 Bathroom 112	5.04 S	Y Flooring		28.67 LF Floor Perimo	eter		
7' 2"		F Ceil. Perimeter					
F-7 4*			D 677	DERDEC	ACV		
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV		
DWELLING							
Clean stud wall - Heavy	215.00 SF	0.77	165.55	(0.00)	165.55		
Clean floor - tile - Heavy clean	45.36 SF	0.71	32.21	(0.00)	32.21		
Tile floor covering - High grade	45.36 SF	11.12	504.40	(0.00)	504.40		
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95		
	1.00 EA	21.26	21.26	(0.00)	21.26		
Clean toilet - Heavy	1.00 EA	74.28	74.28	(0.00)	74.28		
Toilet seat - High grade	5.00 SF	44.48	222.40	(0.00)	222.40		
Access - face frame & doors	1.00 EA	152.48	152.48	(0.00)	152.48		
Interior door - Colonist - pre-hung	1.00 EA	132.40	1027.5	(,			
unit Paint door slab only - 2 coats (per	2.00 EA	28.18	56.36	(0.00)	56.36		
side)	2.00 211						
Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76		
coats (per side)					20.40		
Door knob - interior	1.00 EA	39.40	39.40	(0.00)	39.40		
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Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Bathroom 110

DESCRIPTION	QNT	ΓY	UNIT COST	RCV	DEPREC.	ACV
Fiberglass tub & shower	1.00 E	₹.A	932.95	932.95	(0.00)	932.95
combination - High grade	1.00 L	J1 1	752.75	752.75	(0.00)	,,,,,
Tub/shower faucet - Detach & reset	1.00 E	EΑ	213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00 E	EΑ	13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated, ready for paint	215.00	SF	1.67	359.05	(0.00)	359.05
Shower curtain rod	1.00 E	EΑ	27.11	27.11	(0.00)	27.11
Suspended ceiling tile - 2' x 4'	45.36	SF	1.60	72.58	(0.00)	72.58
Suspended ceiling grid - 2' x 4'	45.36	SF	1.14	51.71	(0.00)	51.71
Heat/AC register - Mechanically attached	1.00 E	EΑ	24.73	24.73	(0.00)	24.73
Ductwork system - hot and cold air (per run)	1.00 E	EΑ	322.53	322.53	(0.00)	322.53
Bathroom ventilation fan w/light	1.00 E	ΞA	188.77	188.77	(0.00)	188.77
Switch	1.00 E	EΑ	12.64	12.64	(0.00)	12.64
Ceramic/porcelain tile	215.00	SF	12.61	2,711.15	(0.00)	2,711.15
Angle stop valve	1.00 E	EΑ	34.97	34.97	(0.00)	34.97
Towel Rack Bathroom Shelf with Towel Bar	1.00 E	EΑ	100.00	100.00	(0.00)	100.00
Tile - toilet paper holder	1.00 E	EΑ	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring and box - rough in only	2.00 E	EΑ	123.52	247.04	(0.00)	247.04
Add-on for tile feature strip - High grade	28.67 I	LF	12.32	353.21	(0.00)	353.21
Remove Additional labor to remove tile from concrete slab	45.36	SF	1.45	65.77	(0.00)	65.77
Rough in plumbing - per fixture	3.00 E	EΑ	546.66	1,639.98	(0.00)	1,639.98
CODE UPGRADES						
Concealed fire sprinkler system (SF of bldg)	45.36	SF	5.00	226.80	(0.00)	226.80
Dwelling Totals:				8,967.25	0.00	8,967.25
Code upgrades Totals:				226.80	0.00	226.80
Totals: Bathroom 110				9,194.05	0.00	9,194.05

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Room 112

F		TIT		
28.82	Accessed.	28.80	Sept. 224	
	q g			

504.00 SF Walls 766.01 SF Walls & Ceiling 29.11 SY Flooring 63.00 LF Ceil. Perimeter

262.01 SF Ceiling 262.01 SF Floor 63.00 LF Floor Perimeter

Opens into ENTRY_112

Height: 8'

Missing Wall	3' 6" X 8'			Opens into ENTRY_112			
DESCRIPTION	QNTY	Y 1	UNIT COST	RCV	DEPREC.	ACV	
DWELLING							
	262.01 SI	F	0.22	57.64	(0.00)	57.64	
Clean concrete the floor	262.01 SI		5.86	1,535.38	(0.00)	1,535.38	
Vinyl tile - High grade	262.01 SI		0.55	144.11	(0.00)	144.11	
Floor preparation for resilient	202.01 51	1	0.00				
flooring Baseboard - 3 1/4"	63.00 L	F	2.96	186.48	(0.00)	186.48	
Seal & paint baseboard - three coats	63.00 L		1.59	100.17	(0.00)	100.17	
Base shoe	63.00 L		1.11	69.93	(0.00)	69.93	
Seal & paint base shoe or quarter	63.00 L		0.60	37.80	(0.00)	37.80	
round	03.00 =	-				200.00	
Clean stud wall - Heavy	504.00 S	F	0.77	388.08	(0.00)	388.08	
1/2" drywall - hung, taped, floated,	699.71 S	F	1.67	1,168.52	(0.00)	1,168.52	
ready for paint					(0.00)	3,029.88	
R&R Packaged air conditioning unit	1.00 E.	A	3,029.88	3,029.88	(0.00)	3,029.66	
- 2.5 ton 13 SEER			221 (0	321.69	(0.00)	321.69	
220 volt metal clad copper wiring,	1.00 E	A.	321.69	321.09	(0.00)		
box, outlet, switch	1.00 E	· A	361.37	361.37	(0.00)	361.37	
Vinyl window - awning, 3-6 sf -	1.00 E	A	501.57		, ,		
High grade Vinyl window, picture/fixed, 12-23	1.00 E	ĒΑ	332.48	332.48	(0.00)	332.48	
sf - Premium grade	1.00 2	-				21122	
Add. charge for a retrofit window,	1.00 E	EΑ	214.98	214.98	(0.00)	214.98	
12-23 sf - difficult					(0.00)	36.47	
Casing - 2 1/4"	19.50 I	LF	1.87	36.47	(0.00)	31.01	
Seal & paint casing - three coats	19.50 I	LF	1.59	31.01	(0.00)	21.88	
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)		
Mask and prep for paint - plastic,	63.00 I	LF	1.04	65.52	(0.00)	65.52	
paper, tape (per LF)				202.20	(0.00)	383.28	
Fireplace face, brick		SF	15.97	383.28	(0.00)	633.08	
Fireplace mantel - stain grade or	1.00 E	EΑ	633.08	633.08	(0.00)	033.00	
hardwood - prefab.			20.50	914.88	(0.00)	914.88	
Fireplace hearth - brick	32.00		28.59		(0.00)	401.04	
Ceramic/porcelain tile - Premium	24.00	SF	16.71	401.04	(0.00)	101.0	
grade	(2.00	TE	3.26	205.38	(0.00)	205.38	
Crown molding - 3 1/4"	63.00	LL	3.20	203.30	(0.00)		
					3/31/2017	Page:	
5L2016-05-24-13055					3/31/2017	1 450.	

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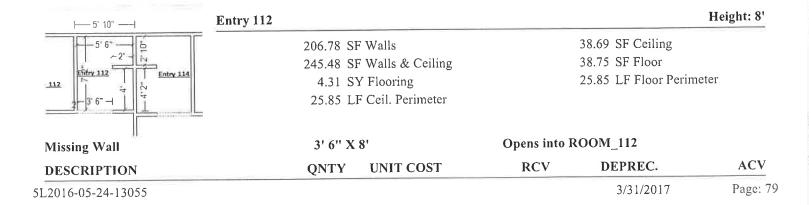


Insurance Doctor

Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Room 112

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint crown molding - three	63.00 LF	1.66	104.58	(0.00)	104.58
coats	05.00 21	1100		,	
Light fixture - wall sconce - High grade	3.00 EA	154.60	463.80	(0.00)	463.80
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Seal/prime then paint the walls and ceiling twice (3 coats)	766.01 SI	0.98	750.69	(0.00)	750.69
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 E/	2,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	262.01 SI	5.00	1,310.05	(0.00)	1,310.05
Dwelling Totals:			16,502.82 1,310.05	0.00 0.00	16,502.82 1,310.05
Code upgrades Totals:					
Totals: Room 112			17,812.87	0.00	17,812.87





Property Loss Advisors 704 Lakeside Park Southamton, PA, 18966 800-969-6851

CONTINUED - Entry 112

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean floor - tile - Heavy clean	38.75 SI	0.71	27.51	(0.00)	27.5
Tile floor covering - High grade	38.75 SI		430.90	(0.00)	430.90
Clean stud wall - Heavy	245.48 SI		189.02	(0.00)	189.0
Clean stud wan - Heavy Threshold - natural marble	3.00 LI		192.78	(0.00)	192.7
Pre-hung Kalamein door	1.00 EA		1,150.00	(0.00)	1,150.0
Paint door slab only - 2 coats (per	2.00 EA	· ·	56.36	(0.00)	56.3
side) Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.7
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.1
Door peep hole	1.00 EA		14.53	(0.00)	14.5
Door signs - Room number	1.00 EA		20.78	(0.00)	20.7
Door lockset & deadbolt - exterior - High grade	1.00 EA		129.64	(0.00)	129.6
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.8
1/2" drywall - hung, taped, floated, ready for paint	245.48 SI		409.95	(0.00)	409.9
Closet shelf and rod package	2.67 L	F 19.71	52.63	(0.00)	52.
Switch	2.00 EA	12.64	25.28	(0.00)	25.
Ground fault interrupter (GFI) outlet	1.00 EA	A 27.48	27.48	(0.00)	27.
Outlet	1.00 EA	A 12.60	12.60	(0.00)	12.
Light bar - 3 lights	1.00 EA	A 75.28	75.28	(0.00)	75.
110 volt metal clad copper wiring and box - rough in only	5.00 EA	A 123.52	617.60	(0.00)	617.
Vanity top - one sink - cultured marble - High grade	4.08 L	F 121.37	495.19	(0.00)	495.
P-trap assembly - ABS (plastic)	1.00 EA	A 55.18	55.18	(0.00)	55.
Angle stop valve	2.00 E	A 34.97	69.94	(0.00)	69.
Sink faucet - Bathroom	1.00 E	A 202.98	202.98	(0.00)	202.
Mirror - 1/4" plate glass	12.00 S	F 11.88	142.56	(0.00)	142.
Door stop - wall or floor mounted	1.00 E	A 11.67	11.67	(0.00)	11.
Door sweep	1.00 E	A 25.02	25.02	(0.00)	25.
Add metal J channel to a mirror	8.00 L	F 3.87	30.96	(0.00)	30.
Seal/prime then paint the walls and ceiling twice (3 coats)	245.48 S	F 0.98	240.57	(0.00)	240.
Baseboard - 3 1/4"	25.85 L	F 2.96	76.52	(0.00)	76.
Seal & paint baseboard - three coats	25.85 L	F 1.59	41.10	(0.00)	41.
Base shoe	25.85 L	F 1.11	28.69	(0.00)	28.
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CONTINUED - Entry 112

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Seal & paint base shoe or quarter	25.85 LF	0.60	15.51	(0.00)	15.51
round Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove	38.75 SF	1.45	56.19	(0.00)	56.19
tile from concrete slab Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	38.75 SF	5.00	193.75	(0.00)	193.75
Dwelling Totals: Code upgrades Totals:			5,816.81 193.75	0.00 0.00	5,816.81 193.75
Totals: Entry 112			6,010.56	0.00	6,010.56

Hallwey 4' 4" Ba	throom 112			Н	leight: 7' 6"
12' 10" 4'	4.91 S	F Walls F Walls & Ceiling Y Flooring F Ceil. Perimeter		44.17 SF Ceiling 44.17 SF Floor 28.33 LF Floor Perim	eter
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean stud wall - Heavy	212.50 SF	0.77	163.63	(0.00)	163.63
Clean floor - tile - Heavy clean	44.17 SF	0.71	31.36	(0.00)	31.36
Tile floor covering - High grade	44.17 SF	11.12	491.17	(0.00)	491.17
Toilet - Detach & reset	1.00 EA	247.95	247.95	(0.00)	247.95
Clean toilet - Heavy	1.00 EA	21.26	21.26	(0.00)	21.26
Toilet seat - High grade	1.00 EA	74.28	74.28	(0.00)	74.28
Access - face frame & doors	5.00 SF	44.48	222.40	(0.00)	222.40
Interior door - Colonist - pre-hung	1.00 EA	152.48	152.48	(0.00)	152.48
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CONTINUED - Bathroom 112

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door slab only - 2 coats (per	2.00 EA	20.10		,	
side) Paint door/window trim & jamb - 2	2.00 EA	23.38	46.76	(0.00)	46.76
coats (per side)				(0.00)	39.40
Door knob - interior	1.00 EA		39.40	(0.00)	932.95
Fiberglass tub & shower	1.00 EA	932.95	932.95	(0.00)	932.93
combination - High grade		212.42	213.42	(0.00)	213.42
Tub/shower faucet - Detach & reset	1.00 EA		13.74	(0.00)	13.74
Clean tub / shower faucet - Heavy	1.00 EA			, ,	354.88
1/2" drywall - hung, taped, floated,	212.50 SF	1.67	354.88	(0.00)	334.00
ready for paint	1.00 EA	27.11	27.11	(0.00)	27.11
Shower curtain rod	1.00 EA		70.67	(0.00)	70.67
Suspended ceiling tile - 2' x 4'	44.17 SF	, and a second	50.35	(0.00)	50.35
Suspended ceiling grid - 2' x 4'	44.17 SF		24.73	(0.00)	24.73
Heat/AC register - Mechanically	1.00 EA	24.73	24.73	(0.00)	
attached	1.00 EA	322.53	322.53	(0.00)	322.53
Ductwork system - hot and cold air	1.00 EA	522.55	•,====	, ,	
(per run) Bathroom ventilation fan w/light	1.00 EA	188.77	188.77	(0.00)	188.77
Switch	1.00 EA		12.64	(0.00)	12.64
	212.50 SI		2,679.63	(0.00)	2,679.63
Ceramic/porcelain tile	1.00 EA		34.97	(0.00)	34.97
Angle stop valve Towel Rack Bathroom Shelf with	1.00 EA		100.00	(0.00)	100.00
Towel Bar	1.00 L1				
Tile - toilet paper holder	1.00 EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring	2.00 EA		247.04	(0.00)	247.04
and box - rough in only				(0.00)	349.03
Add-on for tile feature strip - High	28.33 L	F 12.32	349.03	(0.00)	349.03
grade			(105	(0.00)	64.05
Remove Additional labor to remove	44.17 S	F 1.45	64.05	(0.00)	01100
tile from concrete slab	2.00 5	A 546.66	1,639.98	(0.00)	1,639.98
Rough in plumbing - per fixture	3.00 E.	A 540.00	1,035.50	(3.4.5)	
CODE UPGRADES				(0.00)	220.85
Concealed fire sprinkler system (SF of bldg)	44.17 S	F 5.00	220.85	(0.00)	
Dwelling Totals:			8,906.39	0.00	8,906.39
Code upgrades Totals:			220.85	0.00	220.85
Totals: Bathroom 112			9,127.24	0.00	9,127.24
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Room 114

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2 E B B-00 534	Bean 1111
25	

501.39 SF Walls

257.74 SF Ceiling 257.74 SF Floor

759.12 SF Walls & Ceiling 28.64 SY Flooring

62.50 LF Floor Perimeter

Height: 8'

65.83 LF Ceil. Perimeter

Missing Wall	3' 4	" X 8	3'	Opens into E		
DESCRIPTION	QNT	Γ Y	UNIT COST	RCV	DEPREC.	ACV
DWD I DIG						
DWELLING	257.74	CE	0.22	56.70	(0.00)	56.70
Clean concrete the floor	257.74		5.86	1,510.36	(0.00)	1,510.36
Vinyl tile - High grade	257.74			141.76	(0.00)	141.76
Floor preparation for resilient	257.74	SF	0.55	141.70	(0.00)	
flooring	62.50	TE	2.96	185.00	(0.00)	185.00
Baseboard - 3 1/4"			1.59	99.38	(0.00)	99.38
Seal & paint baseboard - three coats	62.50		1.11	69.38	(0.00)	69.38
Base shoe	62.50		0.60	37.50	(0.00)	37.50
Seal & paint base shoe or quarter	62.50	LF	0.60	37.50	(0.00)	
round	501.39	CE.	0.77	386.07	(0.00)	386.07
Clean stud wall - Heavy			1.67	1,157.01	(0.00)	1,157.01
1/2" drywall - hung, taped, floated,	692.82	Sr	1.07	1,137.01	(****)	,
ready for paint	1.00	EΑ	3,029.88	3,029.88	(0.00)	3,029.88
R&R Packaged air conditioning unit - 2.5 ton 13 SEER	1.00		5,023100	•		
220 volt metal clad copper wiring,	1.00	EA	321.69	321.69	(0.00)	321.69
box, outlet, switch						261.2
Vinyl window - awning, 3-6 sf -	1.00	EΑ	361.37	361.37	(0.00)	361.3
High grade				222 40	(0.00)	332.4
Vinyl window, picture/fixed, 12-23	1.00	EA	332.48	332.48	(0.00)	332.4
sf - Premium grade			014.00	214.98	(0.00)	214.9
Add. charge for a retrofit window,	1.00	EA	214.98	214.90	(0.00)	21>
12-23 sf - difficult	10.50	T 17	1.87	36.47	(0.00)	36.4
Casing - 2 1/4"	19.50		1.59	31.01	(0.00)	31.0
Seal & paint casing - three coats	19.50			21.88	(0.00)	21.8
Clean the surface area - Heavy	66.31		0.33	68.46	(0.00)	68.4
Mask and prep for paint - plastic,	65.83	LF	1.04	08.40	(0.00)	00.1
paper, tape (per LF)	24.00	O.E.	15.97	383.28	(0.00)	383.2
Fireplace face, brick	24.00			633.08	(0.00)	633.0
Fireplace mantel - stain grade or	1.00	ΕA	633.08	033.08	(0.00)	
hardwood - prefab.	32.00	SE.	28.59	914.88	(0.00)	914.8
Fireplace hearth - brick			16.71	401.04	(0.00)	401.0
Ceramic/porcelain tile - Premium	24.00	21	10.71	-701.07	(0.00)	
grade	65.83	IF	3.26	214.61	(0.00)	214.6
Crown molding - 3 1/4"	05.05	1-1	5,20		` ,	
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CONTINUED - Room 114

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
G-1 & waint anarym malding thron	65.83 LF	1.66	109.28	(0.00)	109.28
Seal & paint crown molding - three coats	05.65 LI	1.00	107.20	(0.00)	
Light fixture - wall sconce - High	3.00 EA	154.60	463.80	(0.00)	463.80
grade					
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Dimmer switch	1.00 EA	33.33	33.33	(0.00)	33.33
Outlet	3.00 EA	12.60	37.80	(0.00)	37.80
Crown molding - 4 1/4"	65.83 LF	4.51	296.89	(0.00)	296.89
Seal & paint crown molding, oversized - three coats	65.83 LF	1.75	115.20	(0.00)	115.20
110 volt metal clad copper wiring and box - rough in only	8.00 EA	123.52	988.16	(0.00)	988.16
Motion sensor	1.00 EA	54.06	54.06	(0.00)	54.06
Seal/prime then paint the walls and ceiling twice (3 coats)	759.12 SI	0.98	743.94	(0.00)	743.94
Phone, TV, or speaker outlet	2.00 EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00 EA	48.67	97.34	(0.00)	97.34
Light fixture	1.00 EA	75.48	75.48	(0.00)	75.48
Vinyl - metal transition strip	3.17 LI	3.15	9.99	(0.00)	9.99
Mirror - 1/4" plate glass - gold veined or smoked	64.00 SI	13.30	851.20	(0.00)	851.20
Additional cost to bevel a mirror up to 1"	32.00 LI	F 5.40	172.80	(0.00)	172.80
Add metal J channel to a mirror	16.00 Ll	F 3.87	61.92	(0.00)	61.92
Refrigerator - top freezer - 14 to 18 cf - Standard grade	1.00 EA	A 549.91	549.91	(0.00)	549.91
Microwave oven	1.00 EA	448.77	448.77	(0.00)	448.77
R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	A 2,358.46	2,358.46	(0.00)	2,358.46
CODE UPGRADES					
Concealed fire sprinkler system (SF of bldg)	257.74 S	F 5.00	1,288.70	(0.00)	1,288.70
Dwelling Totals:			18,138.86 1,288.70	0.00 0.00	18,138.86 1,288.70
Code upgrades Totals:					19,427.56
Totals: Room 114			19,427.56	0.00	17,447.30

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Insurance Doctor

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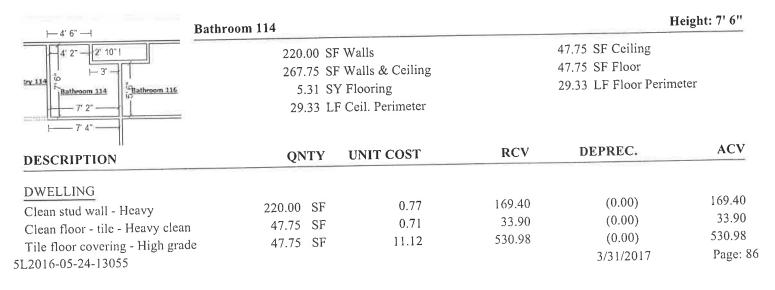
⊢5' 8" — Entry 1	114			1	Height: 7' 7''
5' 4"	199.69 S	F Walls		39.28 SF Ceiling	
2 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		F Walls & Ceiling		39.33 SF Floor	
Entry 114 Bathroom 114	4.37 S	Y Flooring		26.33 LF Floor Perin	neter
+3'4" 4	29.67 L	F Ceil. Perimeter			
 Missing Wall	3' 4" X	7' 7"	Opens into R	ROOM_114	
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
DWELLING					
Clean floor - tile - Heavy clean	39.33 SF	0.71	27.92	(0.00)	27.92
Tile floor covering - High grade	39.33 SF	11.12	437.35	(0.00)	437.35
Clean stud wall - Heavy	238.97 SF	0.77	184.01	(0.00)	184.01
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00
Paint door slab only - 2 coats (per side)	2.00 EA	28.18	56.36	(0.00)	56.36
Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76
Door knocker	1.00 EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00 EA	14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00 EA	20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior - High grade	1.00 EA	129.64	129.64	(0.00)	129.64
Door security chain set	1.00 EA	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	238.97 SF	1.67	399.08	(0.00)	399.08
Closet shelf and rod package	2.67 LF	19.71	52.63	(0.00)	52.63
Switch	2.00 EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00 EA	27.48	27.48	(0.00)	27.48
Outlet	1.00 EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00 EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00 EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00 EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00 EA	34.97	69.94	(0.00)	69.94
Sink faucet - Bathroom	1.00 EA	202.98	202.98	(0.00)	202.98
Mirror - 1/4" plate glass	12.00 SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00 EA	11.67	11.67	(0.00)	11.67
Door sweep	1.00 EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00 LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	238.97 SF	0.98	234.19	(0.00)	234.19
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CONTINUED - Entry 114

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Countertop - Granite or Marble -	14.97 SF	75.00	1,122.75	(0.00)	1,122.75
High grade - Includes sink-hole	1.00 EA	343.31	343.31	(0.00)	343.31
Sink - single - High grade	26.33 LF	2.96	77.94	(0.00)	77.94
Baseboard - 3 1/4"	26.33 LF	1.59	41.86	(0.00)	41.86
Seal & paint baseboard - three coats	26.33 LF	1.11	29.23	(0.00)	29.23
Base shoe Scal & paint base shoe or quarter	26.33 LF	0.60	15.80	(0.00)	15.80
round Steel door frame - Add to install in	1.00 EA	250.00	250.00	(0.00)	250.00
existing masonry Remove Additional labor to remove	39.33 SF	1.45	57.03	(0.00)	57.03
tile from concrete slab Rough in plumbing - per fixture	1.00 EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES Concealed fire sprinkler system (SF	39.33 SF	5.00	196.65	(0.00)	196.65
of bldg)			(85 (12	0.00	6,776.13
Dwelling Totals: Code upgrades Totals:			6,776.13 196.65	0.00	196.65
Totals: Entry 114			6,972.78	0.00	6,972.78





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CONTINUED - Bathroom 114

DESCRIPTION	QNT	Γ Y	UNIT COST	RCV	DEPREC.	ACV
			247.05	247.05	(0.00)	247.95
Toilet - Detach & reset	1.00 E		247.95	247.95 21.26	(0.00)	21.26
Clean toilet - Heavy	1.00 E		21.26		(0.00)	74.28
Toilet seat - High grade	1.00 H		74.28	74.28	(0.00)	222.40
Access - face frame & doors	5.00		44.48	222.40	• •	152.48
Interior door - Colonist - pre-hung	1.00 I	EΑ	152.48	152.48	(0.00)	132.40
unit	2.00	C A	28.18	56.36	(0.00)	56.36
Paint door slab only - 2 coats (per	2.00 1	LA	20.10	50.50	(3133)	
side)	2.00 1	EΑ	23.38	46.76	(0.00)	46.76
Paint door/window trim & jamb - 2 coats (per side)	2.00	D2 1				
Door knob - interior	1.00	EA	39.40	39.40	(0.00)	39.40
Fiberglass tub & shower	1.00	EA	932.95	932.95	(0.00)	932.95
combination - High grade					(0.00)	212.42
Tub/shower faucet - Detach & reset	1.00		213.42	213.42	(0.00)	213.42
Clean tub / shower faucet - Heavy	1.00		13.74	13.74	(0.00)	13.74
1/2" drywall - hung, taped, floated,	220.00	SF	1.67	367.40	(0.00)	367.40
ready for paint			0.7.11	27.11	(0.00)	27.11
Shower curtain rod	1.00		27.11	27.11	(0.00)	76.40
Suspended ceiling tile - 2' x 4'	47.75		1.60	76.40	(0.00)	54.44
Suspended ceiling grid - 2' x 4'	47.75		1.14	54.44	, ,	24.73
Heat/AC register - Mechanically	1.00	EA	24.73	24.73	(0.00)	24.73
attached	1.00	T 4	322.53	322.53	(0.00)	322.53
Ductwork system - hot and cold air	1.00	EA	322.33	322.33	(0.00)	
(per run)	1.00	FA	188.77	188.77	(0.00)	188.77
Bathroom ventilation fan w/light	1.00		12.64	12.64	(0.00)	12.64
Switch	220.00		12.61	2,774.20	(0.00)	2,774.20
Ceramic/porcelain tile	1.00		34.97	34.97	(0.00)	34.97
Angle stop valve	1.00		100.00	100.00	(0.00)	100.00
Towel Rack Bathroom Shelf with	1.00	LA	100.00	200.00	, ,	
Towel Bar Tile - toilet paper holder	1.00	EA	32.85	32.85	(0.00)	32.85
110 volt metal clad copper wiring	2.00		123.52	247.04	(0.00)	247.04
and box - rough in only	2.00					
Add-on for tile feature strip - High	29.33	LF	12.32	361.35	(0.00)	361.35
grade				60.04	(0.00)	69.24
Remove Additional labor to remove	47.75	SF	1.45	69.24	(0.00)	07.24
tile from concrete slab	2.00	г.	546.66	1,639.98	(0.00)	1,639.98
Rough in plumbing - per fixture	3.00	ΕA	340.00	1,039.90	(0.00)	,

CODE UPGRADES

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CONTINUED - Bathroom 114

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Concealed fire sprinkler system (SF of bldg)	47.75 SF	5.00	238.75	(0.00)	238.75
Dwelling Totals: Code upgrades Totals:			9,088.93 238.75	0.00 0.00	9,088.93 238.75
Totals: Bathroom 114			9,327.68	0.00	9,327.68

314 Schwarzik 2 5 -> 7	Room 116	Height: 8'
Amount 11 E Amount 111	498.67 SF Walls 756.40 SF Walls & Ceiling 28.64 SY Flooring 62.33 LF Ceil. Perimeter	257.74 SF Ceiling 257.74 SF Floor 62.33 LF Floor Perimeter
Missing Wall	3' 6" X 8'	Opens into ENTRY_116

Missing Wall	3'	6" X	8'	Opens into E	Opens into ENTRY_116		
DESCRIPTION	QN'	TY	UNIT COST	RCV	DEPREC.	ACV	
DWELLING	055.51	O.E.	0.22	56.70	(0.00)	56.70	
Clean concrete the floor	257.74				(0.00)	1,510.36	
Vinyl tile - High grade			5.86	1,510.36	` '	141.76	
Floor preparation for resilient	257.74	SF	0.55	141.76	(0.00)	141.70	
flooring	(0.00		2.06	184.50	(0.00)	184.50	
Baseboard - 3 1/4"	62.33		2.96		(0.00)	99.10	
Seal & paint baseboard - three coats	62.33		1.59	99.10	, ,	69.19	
Base shoe	62.33	LF	1.11	69.19	(0.00)		
Seal & paint base shoe or quarter	62.33	LF	0.60	37.40	(0.00)	37.40	
round				202.00	(0.00)	383.98	
Clean stud wall - Heavy	498.67	SF	0.77	383.98	, ,		
1/2" drywall - hung, taped, floated,	690.10	SF	1.67	1,152.47	(0.00)	1,152.47	
ready for paint				2 020 00	(0.00)	3,029.88	
R&R Packaged air conditioning unit	1.00	EA	3,029.88	3,029.88	(0.00)	3,027.00	
- 2.5 ton 13 SEER			221.60	321.69	(0.00)	321.69	
220 volt metal clad copper wiring,	1.00	EA	321.69	321.09	(0.00)		
box, outlet, switch							
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CONTINUED - Room 116

DESCRIPTION	QN	TY	UNIT COST	RCV	DEPREC.	ACV
Vinyl window - awning, 3-6 sf -	1.00	EA	361.37	361.37	(0.00)	361.37
High grade						
Vinyl window, picture/fixed, 12-23 sf - Premium grade	1.00	EA	332.48	332.48	(0.00)	332.48
Add. charge for a retrofit window, 12-23 sf - difficult	1.00	EA	214.98	214.98	(0.00)	214.98
Casing - 2 1/4"	19.50	LF	1.87	36.47	(0.00)	36.47
Seal & paint casing - three coats	19.50	LF	1.59	31.01	(0.00)	31.01
Clean the surface area - Heavy	66.31	SF	0.33	21.88	(0.00)	21.88
Mask and prep for paint - plastic, paper, tape (per LF)	62.33		1.04	64.82	(0.00)	64.82
Fireplace hearth - brick	32.00	SF	28.59	914.88	(0.00)	914.88
Crown molding - 3 1/4"	62.33	LF	3.26	203.20	(0.00)	203.20
Seal & paint crown molding - three coats	62.33	LF	1.66	103.47	(0.00)	103.47
Light fixture - wall sconce - High grade	3.00	EA	154.60	463.80	(0.00)	463.80
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Dimmer switch	1.00	EA	33.33	33.33	(0.00)	33.33
Outlet	3.00	EA	12.60	37.80	(0.00)	37.80
Crown molding - 3 1/4"	62.33	LF	3.26	203.20	(0.00)	203.20
Seal & paint crown molding - three coats	62.33	LF	1.66	103.47	(0.00)	103.47
110 volt metal clad copper wiring and box - rough in only	8.00	EA	123.52	988.16	(0.00)	988.16
Motion sensor	1.00	EA	54.06	54.06	(0.00)	54.06
Seal/prime then paint the walls and ceiling twice (3 coats)	756.40	SF	0.98	741.27	(0.00)	741.27
Phone, TV, or speaker outlet	2.00	EA	18.49	36.98	(0.00)	36.98
Phone/low voltage outlet rough-in	2.00	EA	48.67	97.34	(0.00)	97.34
Light fixture	1.00	ĒΑ	75.48	75.48	(0.00)	75.48
Vinyl - metal transition strip	3.17	LF	3.15	9.99	(0.00)	9.99
Mirror - 1/4" plate glass - gold veined or smoked	64.00	SF	13.30	851.20	(0.00)	851.20
Additional cost to bevel a mirror up to 1"	32.00	LF	5.40	172.80	(0.00)	172.80
Add metal J channel to a mirror	16.00	LF	3.87	61.92	(0.00)	61.92
Chair rail - 2 1/2"	62.33	LF	2.82	175.77	(0.00)	175.77
Seal & paint chair rail - three coats	62.33	LF	1.59	99.10	(0.00)	99.10

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DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Refrigerator - top freezer - 14 to 18	1.00 EA	549.91	549.91	(0.00)	549.91
cf - Standard grade Microwave oven R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA 1.00 EA	448.77 2,358.46	448.77 2,358.46	(0.00) (0.00)	448.77 2,358.46
CODE UPGRADES Concealed fire sprinkler system (SF of bldg)	257.74 SF	5.00	1,288.70	(0.00)	1,288.70
Dwelling Totals: Code upgrades Totals:			16,859.68 1,288.70	0.00 0.00	16,859.68 1,288.70
Totals: Room 116			18,148.38	0.00	18,148.38

⊢- 5' 10" — Entry 1	16				Height: 8'		
5' 6" - 5	211.95 S	F Walls	40.53 SF Ceiling				
∠2' → m		F Walls & Ceiling		40.58 SF Floor			
116 Entry 116 Entry 118		Y Flooring		26.49 LF Floor Perim	eter		
3 6" - 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		F Ceil. Perimeter					
 Missing Wall	3' 6" X	8'	Opens into R	OOM_116			
DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV		
DWELLING		0.84	20.01	(0.00)	28.81		
Clean floor - tile - Heavy clean	40.58 SF	0.71	28.81	(0.00)	451.25		
Tile floor covering - High grade	40.58 SF	11.12	451.25	(0.00)			
Clean stud wall - Heavy	252.48 SF	0.77	194.41	(0.00)	194.41		
Threshold - natural marble	3.00 LF	64.26	192.78	(0.00)	192.78		
Pre-hung Kalamein door	1.00 EA	1,150.00	1,150.00	(0.00)	1,150.00		
Paint door slab only - 2 coats (per	2.00 EA	28.18	56.36	(0.00)	56.36		
side) Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.38	46.76	(0.00)	46.76		
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DESCRIPTION	QNT	ΓY	UNIT COST	RCV	DEPREC.	ACV
Door knocker	1.00 J	EA	34.16	34.16	(0.00)	34.16
Door peep hole	1.00		14.53	14.53	(0.00)	14.53
Door signs - Room number	1.00		20.78	20.78	(0.00)	20.78
Door lockset & deadbolt - exterior -	1.00		129.64	129.64	(0.00)	129.64
High grade	1.00		123.00		,	
Door security chain set	1.00	ĒΑ	14.81	14.81	(0.00)	14.81
1/2" drywall - hung, taped, floated, ready for paint	252.48	SF	1.67	421.64	(0.00)	421.64
Closet shelf and rod package	2.67	LF	19.71	52.63	(0.00)	52.63
Switch	2.00	EA	12.64	25.28	(0.00)	25.28
Ground fault interrupter (GFI) outlet	1.00	EA	27.48	27.48	(0.00)	27.48
Outlet	1.00	EA	12.60	12.60	(0.00)	12.60
Light bar - 3 lights	1.00	EA	75.28	75.28	(0.00)	75.28
110 volt metal clad copper wiring and box - rough in only	5.00	EA	123.52	617.60	(0.00)	617.60
P-trap assembly - ABS (plastic)	1.00	EA	55.18	55.18	(0.00)	55.18
Angle stop valve	2.00	EA	34.97	69.94	(0.00)	69.94
Sink faucet - Detach & reset	1.00	EA	123.12	123.12	(0.00)	123.12
Mirror - 1/4" plate glass	12.00	SF	11.88	142.56	(0.00)	142.56
Door stop - wall or floor mounted	1.00	EΑ	11.67	11.67	(0.00)	11.67
Door sweep	1.00	EA	25.02	25.02	(0.00)	25.02
Add metal J channel to a mirror	8.00	LF	3.87	30.96	(0.00)	30.96
Seal/prime then paint the walls and ceiling twice (3 coats)	252.48	SF	0.98	247.43	(0.00)	247.43
Countertop - Granite or Marble - High grade - Includes sink-hole	14.97	SF	75.00	1,122.75	(0.00)	1,122.75
Sink - single - High grade	1.00	EA	343.31	343.31	(0.00)	343.31
Baseboard - 3 1/4"	26.49	LF	2.96	78.41	(0.00)	78.41
Seal & paint baseboard - three coats	26.49	LF	1.59	42.12	(0.00)	42.12
Base shoe	26.49	LF	1.11	29.40	(0.00)	29.40
Seal & paint base shoe or quarter round	26.49	LF	0.60	15.89	(0.00)	15.89
Clean sink faucet - Heavy	1.00	EA	9.72	9.72	(0.00)	9.72
Steel door frame - Add to install in existing masonry	1.00	EA	250.00	250.00	(0.00)	250.00
Remove Additional labor to remove tile from concrete slab	40.58	SF	1.45	58.84	(0.00)	58.84
Rough in plumbing - per fixture	1.00	EA	546.66	546.66	(0.00)	546.66
CODE UPGRADES				N .		
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